Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 ROSETTE CRESCENT KEYSBOROUGH VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$720,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Keysborough
Period-from	01 Dec 2024	to	30 Nov 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 LINDEN DRIVE KEYSBOROUGH VIC 3173	$841,000	20-Oct-25
15 GRASSLANDS LOOP KEYSBOROUGH VIC 3173	$820,000	09-Oct-25
16 BONNIE CRESCENT KEYSBOROUGH VIC 3173	$800,000	31-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 December 2025

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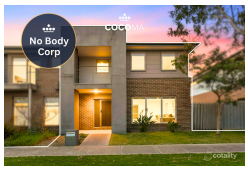

12 LINDEN DRIVE KEYSBOROUGH VIC 3173

3 2 2

Sold Price RS $841,000 Sold Date 20-Oct-25

Distance 0.11km

15 GRASSLANDS LOOP KEYSBOROUGH VIC 3173

3 2 2

Sold Price RS $820,000 Sold Date 09-Oct-25

Distance 1.15km

16 BONNIE CRESCENT KEYSBOROUGH VIC 3173

3 2 1

Sold Price RS $800,000 Sold Date 31-Oct-25

Distance 1.29km

RS = Recent sale **UN** = Undisclosed Sale

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