

# 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 179 Westwood Boulevard, Keysborough, VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,200,000 & \$1,250,000

### Median sale price

Median price \$919,250 Property Type House Suburb Keysborough (3173)

Period - From 01/04/2024 to 31/03/2025 Source pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
133 CLARENDON DRIVE, KEYSBOROUGH VIC 3173	\$1,200,000	05/04/2025
8 YELLOWBOX DRIVE, KEYSBOROUGH VIC 3173	\$1,205,000	12/04/2025
4 STANDISH WAY, KEYSBOROUGH VIC 3173	\$1,200,000	25/01/2025

This Statement of Information was prepared on: 12/05/2025