

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

18 HAKEA PLACE 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Nov 2024

to

31 Oct 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

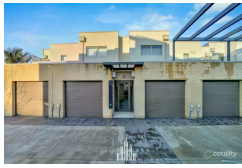
Date of sale

31/19 PEPPERTREE STREET KEYSBOROUGH VIC 3173	\$632,500	16-Aug-25
17 TALISKER STREET KEYSBOROUGH VIC 3173	\$705,000	30-Jun-25
15 GRANDIA CRESCENT KEYSBOROUGH VIC 3173	\$706,500	21-Aug-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: 06 November 2025


**31/19 PEPPERTREE STREET
KEYSBOROUGH VIC 3173**

 2
  1
  1

Sold Price **\$632,500** Sold Date **16-Aug-25**

Distance **0.57km**


**17 TALISKER STREET
KEYSBOROUGH VIC 3173**

 2
  1
  2

Sold Price **\$705,000** Sold Date **30-Jun-25**

Distance **1.31km**


**15 GRANDIA CRESCENT
KEYSBOROUGH VIC 3173**

 2
  1
  -

Sold Price **\$706,500** Sold Date **21-Aug-25**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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