

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	298 Cheltenham Road, Keysborough, VIC 3173
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$950,500	Property Type	House	Suburb	Keysborough (3173)
Period - From	01/10/2024	to	30/09/2025	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
8 WEATHERALL WAY, KEYSBOROUGH VIC 3173	\$1,220,000	18/09/2025
25 CLARENDON DRIVE, KEYSBOROUGH VIC 3173	\$1,250,000	26/07/2025
46 BEDDINGTON STREET, KEYSBOROUGH VIC 3173	\$1,300,000	07/06/2025

This Statement of Information was prepared on: 19/11/2025