

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

3 AZURE 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

\$859,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Oct 2024

to

30 Sep 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

1 HOMELEIGH ROAD KEYSBOROUGH VIC 3173	\$930,000	08-Jul-25
63 CALIBRE RETREAT KEYSBOROUGH VIC 3173	\$840,000	03-Oct-25
12 SARGASSO AVENUE KEYSBOROUGH VIC 3173	\$920,000	07-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: 29 October 2025

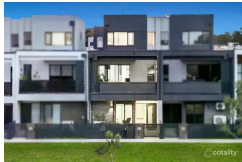


**1 HOMELEIGH ROAD
KEYSBOROUGH VIC 3173**

 4  3  -

Sold Price **\$930,000** Sold Date **08-Jul-25**

Distance **0.37km**



**63 CALIBRE RETREAT
KEYSBOROUGH VIC 3173**

 4  3  2

Sold Price ^{RS} **\$840,000** Sold Date **03-Oct-25**

Distance **0.56km**



**12 SARGASSO AVENUE
KEYSBOROUGH VIC 3173**

 4  2  2

Sold Price **\$920,000** Sold Date **07-Aug-25**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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