

# 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 36 Hidden Grove Boulevard, Keysborough, VIC 3173

### Indicative selling price

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

Price Range

\$1,450,000

&

\$1,530,000

### Median sale price

Median price

\$931,900

Property Type

House

Suburb

Keysborough (3173)

Period - From

01/04/2024

to

31/03/2025

Source

pricefinder

### Comparable property sales

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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
14 CHI AVENUE, KEYSBOROUGH VIC 3173	\$1,460,000	05/04/2025
12 PATRICIA LOOP, KEYSBOROUGH VIC 3173	\$1,501,000	13/04/2025
8 LAGRANGE MEWS, KEYSBOROUGH VIC 3173	\$1,460,000	14/12/2024

This Statement of Information was prepared on: 05/06/2025