

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

4 THURBRO DRIVE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Keysborough

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2 SOMERSET DRIVE KEYSBOROUGH VIC 3173	\$780,000	03-May-25
5 YORK COURT KEYSBOROUGH VIC 3173	\$795,000	05-May-25
46 BRACKNELL STREET KEYSBOROUGH VIC 3173	\$727,000	03-Jun-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: 30 June 2025



2 SOMERSET DRIVE KEYSBOROUGH VIC 3173

 3  1  2

Sold Price **\$780,000** Sold Date **03-May-25**

Distance **0.06km**



5 YORK COURT KEYSBOROUGH VIC 3173

 3  1  1

Sold Price **\$795,000** Sold Date **05-May-25**

Distance **0.1km**



46 BRACKNELL STREET KEYSBOROUGH VIC 3173

 3  1  1

Sold Price ^{RS} **\$727,000** Sold Date **03-Jun-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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