

## 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

52 SOMERFIELD DRIVE SOUTH KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$952,000

Property type

House

Suburb

Keysborough

Period-from

01 Sep 2024

to

31 Aug 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

|   |             |           |
|---|-------------|-----------|
| 13 APPLETON AVENUE KEYSBOROUGH VIC 3173 | \$1,750,000 | 30-Apr-25 |
| 23 EASTBURY STREET KEYSBOROUGH VIC 3173 | \$1,770,000 | 17-May-25 |
| 14 WINTHROP COURT KEYSBOROUGH VIC 3173  | \$1,700,000 | 12-Sep-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 September 2025