

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

7/5 ANNAFEE AVENUE 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Keysborough

Period-from

01 Nov 2024

to

31 Oct 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

21/170 CHAPEL ROAD KEYSBOROUGH VIC 3173	\$680,000	28-Oct-25
20/108 CHURCH ROAD KEYSBOROUGH VIC 3173	\$675,000	12-Jun-25
47 HARDY LOOP KEYSBOROUGH VIC 3173	\$710,500	28-May-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: 20 November 2025



**21/170 CHAPEL ROAD
KEYSBOROUGH VIC 3173**

 3  2  1

Sold Price

^{RS}

\$680,000

Sold Date

28-Oct-25

Distance

0.17km



**20/108 CHURCH ROAD
KEYSBOROUGH VIC 3173**

 3  2  1

Sold Price

\$675,000

Sold Date

12-Jun-25

Distance

1.18km



**47 HARDY LOOP KEYSBOROUGH
VIC 3173**

 3  2  2

Sold Price

\$710,500

Sold Date

28-May-25

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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