

## 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

92 KINGSCLERE AVENUE KEYSBOROUGH VIC 3173

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Keysborough

Period-from

01 May 2024

to

30 Apr 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

7 LANCASTER COURT KEYSBOROUGH VIC 3173	\$850,000	30-Nov-24
26 GLENTHORNE DRIVE KEYSBOROUGH VIC 3173	\$950,000	03-Jan-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: 22 May 2025



**7 LANCASTER COURT  
KEYSBOROUGH VIC 3173**

 4  2  2

Sold Price **\$850,000** Sold Date **30-Nov-24**

Distance **1.32km**



**26 GLENTHORNE DRIVE  
KEYSBOROUGH VIC 3173**

 4  2  1

Sold Price **\$950,000** Sold Date **03-Jan-25**

Distance **1.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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