

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

23/108 CHURCH ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Townhouse

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

17/108 CHURCH ROAD KEYSBOROUGH VIC 3173	\$645,000	18-Mar-25
9/21 GRAHAM-MICHELE PLACE KEYSBOROUGH VIC 3173	\$647,000	29-May-25
22/170 CHAPEL ROAD KEYSBOROUGH VIC 3173	\$658,000	03-Apr-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: 15 September 2025



**17/108 CHURCH ROAD
KEYSBOROUGH VIC 3173**

 3  2  1

Sold Price **\$645,000** Sold Date **18-Mar-25**

Distance **0km**



**9/21 GRAHAM-MICHELE PLACE
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price **\$647,000** Sold Date **29-May-25**

Distance **0.77km**



**22/170 CHAPEL ROAD
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price **\$658,000** Sold Date **03-Apr-25**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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