

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
1/42 Abercrombie Avenue, Keysborough Vic 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$630,000

Median sale price

Median price	\$822,000	Property Type	Unit	Suburb	Keysborough
Period - From	01/10/2025	to	31/12/2025	Source	REIV

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 six 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
1	15/19 Peppertree St KEYSBOROUGH 3173	\$610,000	06/10/2025
2	210/220 Chapel Rd KEYSBOROUGH 3173	\$570,000	25/09/2025
3	31/19 Peppertree St KEYSBOROUGH 3173	\$632,500	16/08/2025

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 six months.~~

This Statement of Information was prepared on:

21/01/2026 17:21

**Property Type:** Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

December quarter 2025: \$822,000

Comparable Properties

**15/19 Peppertree St KEYSBOROUGH 3173 (REI/VG)****Price:** \$610,000**Method:** Private Sale**Date:** 06/10/2025**Property Type:** Unit

Agent Comments

**210/220 Chapel Rd KEYSBOROUGH 3173 (REI/VG)****Price:** \$570,000**Method:** Private Sale**Date:** 25/09/2025**Property Type:** Apartment

Agent Comments

**31/19 Peppertree St KEYSBOROUGH 3173 (REI/VG)****Price:** \$632,500**Method:** Auction Sale**Date:** 16/08/2025**Property Type:** Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888