

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



 2  1  1

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)

Agent Comments

 2  2  1

Price: \$610,000

Method: Private Sale

Date: 06/10/2025

Property Type: Unit



210/220 Chapel Rd KEYSBOROUGH 3173 (REI/VG)

Agent Comments

 2  2  1

Price: \$570,000

Method: Private Sale

Date: 25/09/2025

Property Type: Apartment



31/19 Peppertree St KEYSBOROUGH 3173 (REI/VG)

Agent Comments

 2  1  1

Price: \$632,500

Method: Auction Sale

Date: 16/08/2025

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888