

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

3 WILLOW COURT 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Keysborough

Period-from

01 Feb 2025

to

31 Jan 2026

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

9 HEDGELEY ROAD KEYSBOROUGH VIC 3173	\$951,000	31-Jan-26
42 WAHROONGA AVENUE KEYSBOROUGH VIC 3173	\$970,000	24-Oct-25
8 MULGOA COURT KEYSBOROUGH VIC 3173	\$892,000	23-Nov-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: 05 February 2026



9 HEDGELEY ROAD KEYSBOROUGH VIC 3173

 4
  3
  2

Sold Price ^{RS} **\$951,000** ^{UN} Sold Date **31-Jan-26**

Distance **1.1km**



42 WAHROONGA AVENUE KEYSBOROUGH VIC 3173

 3
  2
  -

Sold Price **\$970,000** Sold Date **24-Oct-25**

Distance **1.44km**



8 MULGOA COURT KEYSBOROUGH VIC 3173

 3
  2
  2

Sold Price **\$892,000** Sold Date **23-Nov-25**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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