

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

6 FINCHAVEN AVENUE 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Keysborough

Period-from

01 Mar 2025

to

28 Feb 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

4 ELMBANK DRIVE KEYSBOROUGH VIC 3173	\$920,000	17-Mar-26
51 FESTIVAL CRESCENT KEYSBOROUGH VIC 3173	\$920,000	13-Dec-25
9 NAMBOUR ROAD KEYSBOROUGH VIC 3173	\$905,000	21-Feb-26

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: 25 March 2026



4 ELMBANK DRIVE KEYSBOROUGH VIC 3173 Sold Price ^{RS} **\$920,000** Sold Date **17-Mar-26**

 3
  2
  1
 Distance **0.24km**



51 FESTIVAL CRESCENT KEYSBOROUGH VIC 3173 Sold Price Sold Date **13-Dec-25**

 3
  1
  4
 Distance **0.29km**



9 NAMBOUR ROAD KEYSBOROUGH VIC 3173 Sold Price ^{RS} **\$905,000** Sold Date **21-Feb-26**

 3
  1
  2
 Distance **1.57km**

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

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