

## 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

21 CORNWALL AVENUE KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$1,004,444

Property type

House

Suburb

Keysborough

Period-from

01 Jun 2025

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 44 NARELLAN DRIVE KEYSBOROUGH VIC 3173 | \$900,000 | 23-May-26 |
| 38 HEDGELEY ROAD KEYSBOROUGH VIC 3173  | \$905,000 | 19-Feb-26 |
| 12 CHEVIOT ROAD KEYSBOROUGH VIC 3173   | \$940,000 | 28-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: 01 June 2026


**44 NARELLAN DRIVE  
KEYSBOROUGH VIC 3173**
 4  2  2

 Sold Price <sup>RS</sup> **\$900,000** Sold Date **23-May-26**

 Distance **0.82km**

**38 HEDGELEY ROAD  
KEYSBOROUGH VIC 3173**
 4  2  2

 Sold Price **\$905,000** Sold Date **19-Feb-26**

 Distance **0.42km**

**12 CHEVIOT ROAD  
KEYSBOROUGH VIC 3173**
 4  2  3

 Sold Price **\$940,000** Sold Date **28-Feb-26**

 Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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