

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

10 TUNDRA WAY 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

Townhouse

Suburb

Keysborough

Period-from

01 Jul 2025

to

30 Jun 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

25 HARDY LOOP KEYSBOROUGH VIC 3173	\$700,000	24-Jun-26
6 MERRIMACK CRESCENT KEYSBOROUGH VIC 3173	\$740,000	23-Jun-26
10 BOTANICA WAY KEYSBOROUGH VIC 3173	\$755,000	30-Apr-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: 03 July 2026


**25 HARDY LOOP KEYSBOROUGH
VIC 3173**
 3  2  1

Sold Price

^{RS}
\$700,000

Sold Date

24-Jun-26

Distance

1.88km

**6 MERRIMACK CRESCENT
KEYSBOROUGH VIC 3173**
 3  2  2

Sold Price

^{RS}
\$740,000
^{UN}

Sold Date

23-Jun-26

Distance

0.57km

**10 BOTANICA WAY
KEYSBOROUGH VIC 3173**
 3  2  1

Sold Price

^{RS}
\$755,000

Sold Date

30-Apr-26

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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