

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

9 WATER GUM CRESCENT 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

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,000

Property type

Other

Suburb

Keysborough

Period-from

01 Aug 2025

to

31 Jul 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

5 WATER GUM CRESCENT KEYSBOROUGH VIC 3173	\$825,000	09-Apr-26
1 MULBERRY GROVE KEYSBOROUGH VIC 3173	\$885,000	29-Apr-26
10 MULBERRY GROVE KEYSBOROUGH VIC 3173	\$845,000	22-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: 28 August 2026


**5 WATER GUM CRESCENT
KEYSBOROUGH VIC 3173**
 3  3  2

Sold Price

\$825,000

Sold Date **09-Apr-26**

Distance

0.02km

**1 MULBERRY GROVE
KEYSBOROUGH VIC 3173**
 4  3  1

Sold Price

\$885,000

Sold Date **29-Apr-26**

Distance

0.46km

**10 MULBERRY GROVE
KEYSBOROUGH VIC 3173**
 4  2  2

Sold Price

\$845,000

Sold Date **22-Apr-26**

Distance

0.47km

**14 COLVILLE CRESCENT
KEYSBOROUGH VIC 3173**
 4  2  2

Sold Price

\$875,000

Sold Date **28-Mar-26**

Distance

1.23km
RS = Recent sale

UN = Undisclosed Sale

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