

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 PALMYRA STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,004,444

Property type

House

Suburb

Keysborough

Period-from

01 May 2025

to

30 Apr 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

1 MERRIMACK CRESCENT KEYSBOROUGH VIC 3173	\$925,000	30-Apr-26
12 TALISKER STREET KEYSBOROUGH VIC 3173	\$951,000	18-Apr-26
47 CHURCH ROAD KEYSBOROUGH VIC 3173	\$1,010,000	02-May-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: 23 May 2026


**1 MERRIMACK CRESCENT
KEYSBOROUGH VIC 3173**
 4  2  2

Sold Price

^{RS}
\$925,000

Sold Date

30-Apr-26

Distance

0.22km

**12 TALISKER STREET
KEYSBOROUGH VIC 3173**
 3  2  2

Sold Price

^{RS}
\$951,000

Sold Date

18-Apr-26

Distance

1.26km

**47 CHURCH ROAD
KEYSBOROUGH VIC 3173**
 4  2  2

Sold Price

^{RS}
\$1,010,000

Sold Date

02-May-26

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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