

## 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

8 IRIS COURT 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

\$1,250,000

&

\$1,330,000

### 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 7 FERNLEAF AVENUE KEYSBOROUGH VIC 3173 | \$1,200,000 | 19-Feb-26 |
| 20 BLUEBELL WAY KEYSBOROUGH VIC 3173   | \$1,245,000 | 25-Oct-25 |
| 14 CUTLER AVENUE KEYSBOROUGH VIC 3173  | \$1,400,000 | 22-Nov-25 |

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: 10 March 2026



**7 FERNLEAF AVENUE  
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **19-Feb-26**

Distance **0.16km**



**20 BLUEBELL WAY  
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$1,245,000** Sold Date **25-Oct-25**

Distance **1.28km**



**14 CUTLER AVENUE  
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$1,400,000** Sold Date **22-Nov-25**

Distance **0.68km**



**8 WEATHERALL WAY  
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$1,220,000** Sold Date **18-Sep-25**

Distance **1.11km**

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

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