

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

1 MINTBUSH CLOSE 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

\$670,000

&

\$730,000

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

8 CALLISTEMON AVENUE KEYSBOROUGH VIC 3173	\$699,000	09-Dec-25
34 CALLISTEMON AVENUE KEYSBOROUGH VIC 3173	\$710,000	11-May-26
41 OAKWOOD DRIVE KEYSBOROUGH VIC 3173	\$715,000	07-Mar-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: 26 May 2026



8 CALLISTEMON AVENUE KEYSBOROUGH VIC 3173

 3  2  1

Sold Price **\$699,000** Sold Date **09-Dec-25**

Distance **0km**



34 CALLISTEMON AVENUE KEYSBOROUGH VIC 3173

 3  1  1

Sold Price ^{RS} **\$710,000** Sold Date **11-May-26**

Distance **0km**



41 OAKWOOD DRIVE KEYSBOROUGH VIC 3173

 3  1  2

Sold Price **\$715,000** Sold Date **07-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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