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	13 Azure Crescent, Keysborough VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$895,000

Median sale price

Median price	$750,000	Property Type	Unit	Suburb	Keysborough
Period - From	15/08/2025	to	14/02/2026	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Azure Crescent Keysborough VIC 3173	$880,000	10/12/2025
9 Poa Court Keysborough VIC 3173	$905,000	02/12/2025
11 Poa Court Keysborough VIC 3173	$880,000	22/10/2025

This Statement of Information was prepared on: 16/02/2026