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	4 SOHO COURT 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	$1,320,000	~~or range between~~		&	

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
1 CUNNINGHAM PARADE KEYSBOROUGH VIC 3173	$1,500,000	11-Oct-25
23 TREBILCO AVENUE KEYSBOROUGH VIC 3173	$1,369,000	07-Dec-25
63 CHURCH ROAD KEYSBOROUGH VIC 3173	$1,300,000	17-Jan-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: 07 March 2026

Harcourts Balwyn

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1 CUNNINGHAM PARADE KEYSBOROUGH VIC 3173

5 2 2

Sold Price **$1,500,000** Sold Date **11-Oct-25**

Distance **1.67km**



23 TREBILCO AVENUE KEYSBOROUGH VIC 3173

4 2 2

Sold Price **$1,369,000** Sold Date **07-Dec-25**

Distance **1.05km**



63 CHURCH ROAD KEYSBOROUGH VIC 3173

4 2 2

Sold Price RS **$1,300,000** Sold Date **17-Jan-26**

Distance **1.23km**

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

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