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 Lugarno Court, Keysborough VIC 3173

Indicative selling price

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

Range between $1,050,000 & $1,130,000

Median sale price

Median price $1,002,000 Property Type House 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
30 Cheviot Road Keysborough VIC 3173	$1,025,000	29/11/2025
1 Rivergum Place Keysborough VIC 3173	$1,002,000	01/11/2025
26 Stanley Road Keysborough VIC 3173	$1,040,000	22/11/2025

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