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	18 Sunnyvale Crescent, Keysborough VIC 3173

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,004,444 Property Type House Suburb Keysborough

Period - From 25/11/2025 to 24/05/2026 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
10 Nambour Road Keysborough VIC 3173	$866,000	14/03/2026
29 Somerset Drive Keysborough VIC 3173	$800,000	12/04/2026
23 Piccadilly Crescent Keysborough Vic 3173	$825,000	14/05/2026

This Statement of Information was prepared on: 25/05/2026