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 Sunflower Court, Keysborough VIC 3173

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

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

Period - From 12/11/2025 to 11/05/2026 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
47 Church Road Keysborough VIC 3173	$1,010,000	02/05/2026
170 Westwood Boulevard Keysborough VIC 3173	$990,000	25/04/2026
6 Mallory Crescent Keysborough VIC 3173	$960,000	14/03/2026

This Statement of Information was prepared on: 13/05/2026