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	20 Westwood Boulevard, Keysborough VIC 3173

Indicative selling price

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

Range between $1,395,000 & $1,439,000

Median sale price

Median price $1,003,000 Property Type House Suburb Keysborough

Period - From 09/03/2026 to 08/09/2026 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
40 Red Brush Drive Keysborough VIC 3173	$1,368,888	08/08/2026
42 Havenstone Drive Keysborough VIC 3173	$1,380,000	25/05/2026
30 Somerfield Drive South Keysborough VIC 3173	$1,296,500	06/07/2026

This Statement of Information was prepared on: 10/09/2026