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	8 CALIBRE RETREAT 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~~		or range between	$820,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$722,500	Property type	Unit	Suburb	Keysborough
Period-from	01 May 2025	to	30 Apr 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
116 CHURCH ROAD KEYSBOROUGH VIC 3173	$826,000	07-Feb-26
10 MULBERRY GROVE KEYSBOROUGH VIC 3173	$845,000	30-Apr-26
1 MULBERRY GROVE KEYSBOROUGH VIC 3173	$885,000	30-Apr-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.~~

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116 CHURCH ROAD KEYSBOROUGH VIC 3173

4 3 2

Sold Price **$826,000** Sold Date **07-Feb-26**

Distance **1.44km**

10 MULBERRY GROVE KEYSBOROUGH VIC 3173

4 2 2

Sold Price RS **$845,000** Sold Date **30-Apr-26**

Distance **0.56km**

1 MULBERRY GROVE KEYSBOROUGH VIC 3173

4 3 1

Sold Price RS **$885,000** Sold Date **30-Apr-26**

Distance **0.56km**

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

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