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	118 Clarendon Drive, Keysborough VIC 3173

Indicative selling price

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

Range between $1,200,000 & $1,280,000

Median sale price

Median price $931,900 Property Type House Suburb Keysborough

Period - From 28/07/2024 to 27/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
16 Cutler Avenue Keysborough VIC 3173	$1,280,000	26/10/2024
19 Woodland Avenue Keysborough VIC 3173	$1,208,000	17/12/2024
26 Patricia Loop Keysborough VIC 3173	$1,310,000	28/09/2024

This Statement of Information was prepared on: 28/01/2025