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 Yellowbox Drive, Keysborough VIC 3173

Indicative selling price

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

Range between $1,070,000 & $1,130,000

Median sale price

Median price $931,900 Property Type House Suburb Keysborough

Period - From 25/08/2024 to 24/02/2025 Source core_logic

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

A* These are the three properties sold within two kilometres of the property of the 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
21 Trebilco Avenue Keysborough VIC 3173	$1,061,500	23/11/2024
69 Westwood Boulevard Keysborough VIC 3173	$1,150,000	21/10/2024
17 Trebilco Avenue Keysborough VIC 3173	$1,125,000	18/10/2024

This Statement of Information was prepared on: 25/02/2025