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	3 AZURE CRESCENT 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	$839,000	&	$885,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$732,500	Property type	Unit	Suburb	Keysborough
Period-from	01 Nov 2024	to	31 Oct 2025	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
236/220 CHAPEL ROAD KEYSBOROUGH VIC 3173	$855,000	03-Nov-25
63 CALIBRE RETREAT KEYSBOROUGH VIC 3173	$840,000	21-Aug-25
12 SARGASSO AVENUE KEYSBOROUGH VIC 3173	$920,000	07-Aug-25

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.~~

This Statement of Information was prepared on: 12 November 2025

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236/220 CHAPEL ROAD KEYSBOROUGH VIC 3173

4 3 -

Sold Price RS **$855,000** UN Sold Date **03-Nov-25**

Distance **0.62km**



63 CALIBRE RETREAT KEYSBOROUGH VIC 3173

4 3 2

Sold Price **$840,000** Sold Date **21-Aug-25**

Distance **0.56km**



12 SARGASSO AVENUE KEYSBOROUGH VIC 3173

4 2 2

Sold Price **$920,000** Sold Date **07-Aug-25**

Distance **1.69km**

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

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