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	56 Westwood Boulevard, Keysborough VIC 3173

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $988,000 Property Type House Suburb Keysborough

Period - From 12/05/2025 to 10/11/2025 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 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
8 Allington Avenue Keysborough VIC 3173	$1,210,000	19/07/2025
28 Dahlia Crescent Keysborough VIC 3173	$1,180,000	19/07/2025
4 Jakes Road Keysborough VIC 3173	$1,090,000	01/11/2025

This Statement of Information was prepared on: 12/11/2025