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<br>Including suburb and postcode | 2 Ondine Court, Keysborough Vic 3173 |

## Indicative selling price

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

Range between $750,000 & $800,000

## Median sale price

Median price $1,090,000 Property Type House Suburb Keysborough

Period - From 01/10/2025 to 31/12/2025 Source REIV

## 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 agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 4 Centenary Ct KEYSBOROUGH 3173 | $840,000 | 26/11/2025 |
| 2 | 40 Kingsclere Av KEYSBOROUGH 3173 | $822,000 | 30/09/2025 |
| 3 | 34 Bundeena Av KEYSBOROUGH 3173 | $800,000 | 20/08/2025 |

**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 six months.~~

This Statement of Information was prepared on: 05/02/2026 13:47

# 2 Ondine Court, Keysborough Vic 3173



3 1 2

**Rooms:** 7
**Property Type:** House

Agent Comments

**Indicative Selling Price**
$750,000 - $800,000
**Median House Price**
December quarter 2025: $1,090,000

## Comparable Properties



**4 Centenary Ct KEYSBOROUGH 3173 (REI)**

3 1 3

**Price:** $840,000
**Method:** Private Sale
**Date:** 26/11/2025
**Property Type:** House
**Land Size:** 654 sqm approx

Agent Comments

**40 Kingsclere Av KEYSBOROUGH 3173 (VG)**

3 - -

**Price:** $822,000
**Method:** Sale
**Date:** 30/09/2025
**Property Type:** House (Res)
**Land Size:** 537 sqm approx

Agent Comments



**34 Bundeena Av KEYSBOROUGH 3173 (VG)**

3 - -

**Price:** $800,000
**Method:** Sale
**Date:** 20/08/2025
**Property Type:** House (Res)
**Land Size:** 534 sqm approx

Agent Comments

**Account** - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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