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	7 Fernleaf Avenue, Keysborough VIC 3173

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,002,000 Property Type House Suburb Keysborough

Period - From 18/08/2025 to 17/02/2026 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
41 Petunia Drive Keysborough VIC 3173	$1,150,000	05/02/2026
13 Auburn Drive Keysborough VIC 3173	$1,035,000	06/12/2025
27 Red Brush Drive Keysborough VIC 3173	$1,050,000	15/11/2025

This Statement of Information was prepared on: 18/02/2026