

# 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 Palmyra Street, Keysborough Vic 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,050,000 Property Type House Suburb Keysborough

Period - From 27/02/2025 to 26/02/2026 Source Property Data

### 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	48 Red Brush Dr KEYSBOROUGH 3173	\$1,250,000	21/02/2026
2	60 Westwood Blvd KEYSBOROUGH 3173	\$1,330,000	15/11/2025
3	3 Windermere St KEYSBOROUGH 3173	\$1,285,000	26/10/2025

**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: 27/02/2026 08:46



4 2 2

**Property Type:** House  
**Land Size:** 400 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
27/02/2025 - 26/02/2026: \$1,050,000

## Comparable Properties



**48 Red Brush Dr KEYSBOROUGH 3173 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 455 sqm approx



**60 Westwood Blvd KEYSBOROUGH 3173 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 470 sqm approx



**3 Windermere St KEYSBOROUGH 3173 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 26/10/2025  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx

**Account - Max Brown** | P: (03) 59644 900