

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 Talisker Street, Keysborough Vic 3173

Indicative selling price

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

Range between \$970,000 & \$1,050,000

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	13 Auburn Dr KEYSBOROUGH 3173	\$1,035,000	06/12/2025
2	35 Homeleigh Rd KEYSBOROUGH 3173	\$1,065,000	20/09/2025
3	3 Merrimack Cr KEYSBOROUGH 3173	\$920,000	29/08/2025

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:

24/02/2026 12:14



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Property Type: House
Land Size: 262 sqm approx
 Agent Comments

Indicative Selling Price
 \$970,000 - \$1,050,000
Median House Price
 December quarter 2025: \$1,090,000

Comparable Properties



13 Auburn Dr KEYSBOROUGH 3173 (REI/VG)

Agent Comments

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Price: \$1,035,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 251 sqm approx



35 Homeleigh Rd KEYSBOROUGH 3173 (REI/VG)

Agent Comments

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Price: \$1,065,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 259 sqm approx

3 Merrimack Cr KEYSBOROUGH 3173 (VG)

Agent Comments

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Price: \$920,000
Method: Sale
Date: 29/08/2025
Property Type: House - Attached House N.E.C.
Land Size: 242 sqm approx

Account - Barry Plant | P: 03 9842 8888