

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

1 ORCHID DRIVE KEYSBOROUGH VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Keysborough

Period-from

01 Dec 2024

to

30 Nov 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 6 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

6 HARDY LOOP KEYSBOROUGH VIC 3173	\$650,000	29-Sep-25
6 SULLIVANS WALK KEYSBOROUGH VIC 3173	\$620,000	17-Jun-25
17 TALISKER STREET KEYSBOROUGH VIC 3173	\$705,000	30-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 03 December 2025



6 HARDY LOOP KEYSBOROUGH VIC 3173

 2
  2
  1

Sold Price

^{RS} **\$650,000**

Sold Date

29-Sep-25

Distance

0.13km



6 SULLIVANS WALK KEYSBOROUGH VIC 3173

 2
  2
  1

Sold Price

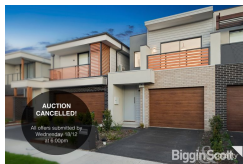
\$620,000

Sold Date

17-Jun-25

Distance

0.13km



17 TALISKER STREET KEYSBOROUGH VIC 3173

 2
  1
  2

Sold Price

\$705,000

Sold Date

30-Jun-25

Distance

2.52km



15 GRANDIA CRESCENT KEYSBOROUGH VIC 3173

 2
  1
  -

Sold Price

\$706,500

Sold Date

21-Aug-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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