

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
38 HEDGELEY ROAD 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 \$919,500 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,002,000 Property type House Suburb Keysborough
Period-from 01 Feb 2025 to 31 Jan 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 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
134 BLOOMFIELD ROAD KEYSBOROUGH VIC 3173	\$901,000	25-Oct-25
7 BLOOMFIELD ROAD NOBLE PARK VIC 3174	\$916,000	06-Dec-25
51 FESTIVAL CRESCENT KEYSBOROUGH VIC 3173	\$920,000	13-Dec-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: 10 February 2026