

# 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 9 Garden Court, 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 \$800,000 & \$880,000

### 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	19 Gwent St SPRINGVALE SOUTH 3172	\$838,000	07/03/2026
2	6 Cosier Dr NOBLE PARK 3174	\$850,000	02/03/2026
3	17 Nambour Rd KEYSBOROUGH 3173	\$850,000	28/02/2026

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: 18/03/2026 13:54



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
December quarter 2025: \$1,090,000

## Comparable Properties



**19 Gwent St SPRINGVALE SOUTH 3172 (REI)**

Agent Comments



**Price:** \$838,000  
**Method:** Auction Sale  
**Date:** 07/03/2026  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**6 Cosier Dr NOBLE PARK 3174 (REI)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 02/03/2026  
**Property Type:** House  
**Land Size:** 548 sqm approx



**17 Nambour Rd KEYSBOROUGH 3173 (REI)**

Agent Comments



**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx

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