

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and
postcode

71 Keys Road, Keysborough VIC 3173

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Brick Veneer house	4	2	4	205	2.04ha

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting.

Range between

\$3,900,000

&

\$4,290,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting.

Seller's reserve price

N/A

Median sale price

Median price

\$916,500

Property type

House

Suburb

Keysborough

Period: from

01/06/26

to

21/08/26

Source

Prop Track

Reason there are fewer than three comparable properties



I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

No sales within Keysborough in the last 6 months sold of an acreage nature.