

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

3 BADMINTON PLACE 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

\$1,570,000

&

\$1,670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,000

Property type

House

Suburb

Keysborough

Period-from

01 Aug 2025

to

31 Jul 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

23 SOUTHERN DRIVE DINGLEY VILLAGE VIC 3172

\$1,610,000

09-May-26

13 EMILY PROMENADE KEYSBOROUGH VIC 3173

\$1,500,000

17-Aug-26

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: 24 August 2026


23 SOUTHERN DRIVE DINGLEY VILLAGE VIC 3172

 5
  3
  2

Sold Price ^{RS} **\$1,610,000** Sold Date **09-May-26**

Distance **1.99km**


13 EMILY PROMENADE KEYSBOROUGH VIC 3173

 5
  3
  2

Sold Price ^{RS} **\$1,500,000** Sold Date **17-Aug-26**

Distance **2.9km**

RS = Recent sale

UN = Undisclosed Sale

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