

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 22 Cochrane Avenue, Keysborough, VIC 3173

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$900,000

Median sale price

Median price \$918,500 Property Type House Suburb Keysborough (3173)

Period - From 01/04/2024 to 31/03/2025 Source pricefinder

Comparable property sales

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
8 LUGARNO COURT, KEYSBOROUGH VIC 3173	\$894,000	10/02/2025
23 KINNOUL AVENUE, KEYSBOROUGH VIC 3173	\$888,000	12/04/2025
16 GREENLEAF COURT, KEYSBOROUGH VIC 3173	\$930,000	29/03/2025

This Statement of Information was prepared on: 16/06/2025