

## 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 4/31 Orlando Crescent, Keysborough, VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$790,000

&

\$849,000

### Median sale price

Median price

\$710,000

Property Type

Townhouse

Suburb

Keysborough (3173)

Period - From

01/10/2025

to

31/03/2026

Source

pricefinder

### Comparable property sales

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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
13 AZURE CRESCENT, KEYSBOROUGH VIC 3173	\$860,000	19/02/2026
116 CHURCH ROAD, KEYSBOROUGH VIC 3173	\$826,000	07/02/2026
249/220 CHAPEL ROAD, KEYSBOROUGH VIC 3173	\$820,000	03/12/2025

This Statement of Information was prepared on: 20/04/2026