

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 2 Cutler Avenue, Keysborough, VIC 3173

Indicative selling price

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

Price Range

\$1,450,000

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\$1,530,000

Median sale price

Median price

\$977,000

Property Type

House

Suburb

Keysborough (3173)

Period - From

01/07/2025

to

30/06/2026

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
19 WATTLESEED WAY, KEYSBOROUGH VIC 3173	\$1,525,000	22/07/2026
15 SHEFFIELD WAY, KEYSBOROUGH VIC 3173	\$1,493,000	08/08/2026
15 OLIVETREE DRIVE, KEYSBOROUGH VIC 3173	\$1,416,000	12/09/2026

This Statement of Information was prepared on: 17/09/2026