

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

7 WAITARA AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,000

Property type

House

Suburb

Keysborough

Period-from

01 Feb 2025

to

31 Jan 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

8 MULGOA COURT KEYSBOROUGH VIC 3173	\$892,000	23-Nov-25
9 NAOMI COURT NOBLE PARK VIC 3174	\$855,000	03-Nov-25
31 ARMADALE AVENUE NOBLE PARK VIC 3174	\$880,000	08-Nov-25

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: 19 February 2026



8 MULGOA COURT KEYSBOROUGH VIC 3173 Sold Price **\$892,000** Sold Date **23-Nov-25**

3 2 2

Distance **0.31km**



9 NAOMI COURT NOBLE PARK VIC 3174 Sold Price ^{RS} **\$855,000** Sold Date **03-Nov-25**

3 2 2

Distance **0.84km**



31 ARMADALE AVENUE NOBLE PARK VIC 3174 Sold Price **\$880,000** Sold Date **08-Nov-25**

3 2 1

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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