

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

10/117 MCLEOD ROAD PATTERSON LAKES VIC 3197

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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Oct 2024

to

30 Sep 2025

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

19/60-68 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$625,000	01-Jun-25
16/2 ALKIRA COURT PATTERSON LAKES VIC 3197	\$670,000	31-Aug-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: 20 October 2025

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**19/60-68 GLADESVILLE
BOULEVARD PATTERSON LAKES
VIC 3197**

 2  1  2

Sold Price

\$625,000

Sold Date

01-Jun-25

Distance

0.86km


**16/2 ALKIRA COURT PATTERSON
LAKES VIC 3197**

 2  1  1

Sold Price

\$670,000

Sold Date

31-Aug-25

Distance

0.76km
RS = Recent sale

UN = Undisclosed Sale

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