

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

3 STRACHAN CLOSE TAYLORS LAKES VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Taylors Lakes

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 FITZGERALD COURT TAYLORS LAKES VIC 3038	\$1,030,000	22-Sep-25
52 BELLBIRD AVENUE TAYLORS LAKES VIC 3038	\$1,015,000	06-Oct-25
3 WAKELIN CRESCENT TAYLORS LAKES VIC 3038	\$1,153,000	20-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: 02 February 2026


8 FITZGERALD COURT TAYLORS LAKES VIC 3038
 4  2  2

Sold Price

\$1,030,000

Sold Date

22-Sep-25

Distance

1.19km

52 BELLBIRD AVENUE TAYLORS LAKES VIC 3038
 4  2  2

Sold Price

\$1,015,000

Sold Date

06-Oct-25

Distance

1.62km

3 WAKELIN CRESCENT TAYLORS LAKES VIC 3038
 4  2  4

Sold Price

\$1,153,000

Sold Date

20-Nov-25

Distance

0.5km
RS = Recent sale

UN = Undisclosed Sale

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