

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 MARIN COURT TAYLORS HILL VIC 3037

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

\$550,000

&

\$805,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,250

Property type

Land

Suburb

Taylors Hill

Period-from

01 Sep 2025

to

31 Aug 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

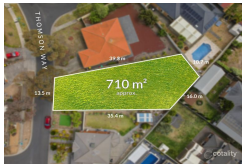
Date of sale

15 THOMSON WAY TAYLORS HILL VIC 3037	\$650,000	10-Mar-26
5 FITZROY PLACE TAYLORS HILL VIC 3037	\$790,000	20-Jun-26

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: 04 September 2026



**15 THOMSON WAY TAYLORS HILL
VIC 3037**

Sold Price

\$650,000

Sold Date

10-Mar-26



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Distance

1.01km



**5 FITZROY PLACE TAYLORS HILL
VIC 3037**

Sold Price

^{RS} **\$790,000**

Sold Date

20-Jun-26



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Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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