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<br>Including suburb and postcode | 14 WATTLETREE DRIVE 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 | $630,000 | & | $660,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $922,000 | Property type | House | Suburb | Taylors Hill |
| Period-from | 01 Mar 2025 | to | 28 Feb 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 |
|---|---|---|
| 59 THE GLADES TAYLORS HILL VIC 3037 | $655,000 | 17-Nov-25 |
| 2 AVON WALK TAYLORS HILL VIC 3037 | $670,000 | 15-Oct-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.

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**59 THE GLADES TAYLORS HILL VIC 3037**

3 2 2

Sold Price **$655,000** Sold Date **17-Nov-25**

Distance **0.69km**



**2 AVON WALK TAYLORS HILL VIC 3037**

4 2 1

Sold Price **$670,000** Sold Date **15-Oct-25**

Distance **0.32km**

**RS** = Recent sale **UN** = Undisclosed Sale

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