

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

1/44 KURRAWA CRESCENT 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

\$800,000

&

\$879,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Sep 2024

to

31 Aug 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

9 THE BOULEVARD PATTERSON LAKES VIC 3197	\$850,000	08-Jul-25
3/2 NANDA COURT PATTERSON LAKES VIC 3197	\$830,000	07-Apr-25
2/29 WYONG COURT PATTERSON LAKES VIC 3197	\$740,000	24-Mar-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: 08 September 2025



**9 THE BOULEVARD PATTERSON
LAKES VIC 3197**

3 2 2

Sold Price **\$850,000** Sold Date **08-Jul-25**

Distance **1.36km**



**3/2 NANDA COURT PATTERSON
LAKES VIC 3197**

3 2 2

Sold Price **\$830,000** Sold Date **07-Apr-25**

Distance **1.41km**



**2/29 WYONG COURT PATTERSON
LAKES VIC 3197**

3 2 2

Sold Price **\$740,000** Sold Date **24-Mar-25**

Distance **0.4km**

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

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