

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

15 Salvana Court, Taylors Lakes Vic 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,010,000

Property Type

House

Suburb

Taylors Lakes

Period - From

01/07/2025

to

30/09/2025

Source

REIV

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 six 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
1	13 Holowko Ct TAYLORS LAKES 3038	\$1,100,000	17/10/2025
2	23 Pacific PI TAYLORS LAKES 3038	\$1,107,500	13/10/2025
3	2 Andrea Ct TAYLORS LAKES 3038	\$1,150,000	25/10/2025

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 six months.~~

This Statement of Information was prepared on:

20/11/2025 10:57

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Property Type: House (Res)
Land Size: 875 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2025: \$1,010,000

Comparable Properties

13 Holowko Ct TAYLORS LAKES 3038 (REI)

Agent Comments

4 3 2

Price: \$1,100,000
Method:
Date: 17/10/2025
Property Type: House

23 Pacific Pl TAYLORS LAKES 3038 (REI)

Agent Comments

6 3 2

Price: \$1,107,500
Method:
Date: 13/10/2025
Property Type: House



2 Andrea Ct TAYLORS LAKES 3038 (REI)

Agent Comments

4 2 2

Price: \$1,150,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House