## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	15 Salvana Court, Taylors Lakes Vic 3038
Including suburb and	
postcode	

## Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,010,000	Pro	perty 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

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



Date of sale

#### WHITEFOX

Melissa Privitelli 0422 707 023 melissa@whitefoxrealestate.com.au









**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)

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**Agent Comments** 

Price: \$1,100,000

Method:

**Date:** 17/10/2025 **Property Type:** House

23 Pacific PI TAYLORS LAKES 3038 (REI)

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**Agent Comments** 

**Agent Comments** 

Price: \$1,107,500

Method:

Date: 13/10/2025 Property Type: House

2 Andrea Ct TAYLORS LAKES 3038 (REI)

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

Account - Whitefox Real Estate | P: 96459699





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