

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

2/19 NORTH SHORE DRIVE 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Patterson Lakes

Period-from

01 Dec 2024

to

30 Nov 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

203/109 MCLEOD ROAD PATTERSON LAKES VIC 3197	\$475,000	30-Aug-25
209/109 MCLEOD ROAD PATTERSON LAKES VIC 3197	\$490,000	26-May-25
6/19 NORTH SHORE DRIVE PATTERSON LAKES VIC 3197	\$495,000	03-Jun-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: 22 December 2025



**203/109 MCLEOD ROAD
PATTERSON LAKES VIC 3197**

 2  1  1

Sold Price **\$475,000** Sold Date **30-Aug-25**

Distance **0km**



**209/109 MCLEOD ROAD
PATTERSON LAKES VIC 3197**

 2  2  1

Sold Price **\$490,000** Sold Date **26-May-25**

Distance **0km**



**6/19 NORTH SHORE DRIVE
PATTERSON LAKES VIC 3197**

 2  1  1

Sold Price **\$495,000** Sold Date **03-Jun-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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