

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

3 STRACHAN CLOSE TAYLORS LAKES VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Feb 2025

to

31 Jan 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

| | | |
|---|-------------|-----------|
| 8 FITZGERALD COURT TAYLORS LAKES VIC 3038 | \$1,030,000 | 22-Sep-25 |
| 52 BELLBIRD AVENUE TAYLORS LAKES VIC 3038 | \$1,015,000 | 06-Oct-25 |
| 3 WAKELIN CRESCENT TAYLORS LAKES VIC 3038 | \$1,153,000 | 20-Nov-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: 02 February 2026



8 FITZGERALD COURT TAYLORS LAKES VIC 3038

 4  2  2

Sold Price **\$1,030,000** Sold Date **22-Sep-25**

Distance **1.19km**



52 BELLBIRD AVENUE TAYLORS LAKES VIC 3038

 4  2  2

Sold Price **\$1,015,000** Sold Date **06-Oct-25**

Distance **1.62km**



3 WAKELIN CRESCENT TAYLORS LAKES VIC 3038

 4  2  4

Sold Price **\$1,153,000** Sold Date **20-Nov-25**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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