

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

5 BOOTH WAY 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

or range
between

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$923,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Nov 2024

to

31 Oct 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

5 PACIFIC PLACE TAYLORS LAKES VIC 3038	\$790,000	02-Jul-25
24 AKMA COURT TAYLORS LAKES VIC 3038	\$810,000	02-Aug-25
27 PINDARI AVENUE TAYLORS LAKES VIC 3038	\$830,000	18-Oct-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: 18 November 2025



5 PACIFIC PLACE TAYLORS LAKES VIC 3038 Sold Price **\$790,000** Sold Date **02-Jul-25**

 3  2  2

Distance **1.01km**



24 AKMA COURT TAYLORS LAKES VIC 3038 Sold Price **\$810,000** Sold Date **02-Aug-25**

 3  2  4

Distance **1.4km**



27 PINDARI AVENUE TAYLORS LAKES VIC 3038 Sold Price ^{RS} **\$830,000** Sold Date **18-Oct-25**

 3  2  2

Distance **1.58km**

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

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