

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

7 KANGAROO PAW COURT 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,500

Property type

Unit

Suburb

Taylors Lakes

Period-from

01 Sep 2024

to

31 Aug 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

3 KANGAROO PAW COURT TAYLORS LAKES VIC 3038	\$553,500	14-May-25
10 KANGAROO PAW COURT TAYLORS LAKES VIC 3038	\$555,000	25-Apr-25
16 KANGAROO PAW COURT TAYLORS LAKES VIC 3038	\$500,000	02-Jul-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 September 2025

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**3 KANGAROO PAW COURT
TAYLORS LAKES VIC 3038**

 3  1  1

Sold Price **\$553,500** Sold Date **14-May-25**

Distance **0km**



**10 KANGAROO PAW COURT
TAYLORS LAKES VIC 3038**

 3  2  1

Sold Price **\$555,000** Sold Date **25-Apr-25**

Distance **0km**



**16 KANGAROO PAW COURT
TAYLORS LAKES VIC 3038**

 2  2  1

Sold Price ^{RS} **\$500,000** Sold Date **02-Jul-25**

Distance **0km**

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

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