

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

70B OLD WELLS ROAD 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

or range
between

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Patterson 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

3/35-37 CANBERRA STREET PATTERSON LAKES VIC 3197	\$665,500	05-Jun-25
7/31-33 MYOLA STREET CARRUM VIC 3197	\$788,000	04-Aug-25
12/51-57 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	\$675,000	15-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: 15 November 2025


**3/35-37 CANBERRA STREET
PATTERSON LAKES VIC 3197**
 2  1  1

Sold Price

\$665,500

Sold Date

05-Jun-25

Distance

1.09km

**7/31-33 MYOLA STREET CARRUM
VIC 3197**
 2  1  1

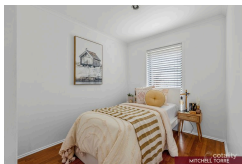
Sold Price

\$788,000

Sold Date

04-Aug-25

Distance

1.22km

**12/51-57 GLADESVILLE
BOULEVARD PATTERSON LAKES
VIC 3197**
 2  1  1

Sold Price

\$675,000

Sold Date

15-Oct-25

Distance

1.17km
RS = Recent sale

UN = Undisclosed Sale

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