

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 CONDOR PLACE 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

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

1 CHICHESTER DRIVE TAYLORS LAKES VIC 3038	\$1,010,000	02-Jun-25
27 BELLBIRD AVENUE TAYLORS LAKES VIC 3038	\$1,035,000	24-May-25
11 WYPERFELD AVENUE TAYLORS LAKES VIC 3038	\$980,000	30-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: 06 November 2025

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**1 CHICHESTER DRIVE TAYLORS
LAKES VIC 3038**

 4  2  2

Sold Price

\$1,010,000

Sold Date

02-Jun-25

Distance

0.36km



**27 BELLBIRD AVENUE TAYLORS
LAKES VIC 3038**

 4  2  2

Sold Price

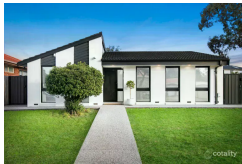
\$1,035,000

Sold Date

24-May-25

Distance

1.53km



**11 WYPERFELD AVENUE TAYLORS
LAKES VIC 3038**

 4  2  2

Sold Price

\$980,000

Sold Date

30-Jul-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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