

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

4 WAKELIN CRESCENT 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

\$1,070,000

&

\$1,160,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Mar 2025

to

28 Feb 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

3 WAKELIN CRESCENT TAYLORS LAKES VIC 3038	\$1,153,000	20-Nov-25
2 FITZGERALD COURT TAYLORS LAKES VIC 3038	\$1,150,000	15-Jan-26

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.

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3 WAKELIN CRESCENT TAYLORS LAKES VIC 3038

 4  2  4

Sold Price

\$1,153,000

Sold Date **20-Nov-25**

Distance

0.16km



2 FITZGERALD COURT TAYLORS LAKES VIC 3038

 4  2  2

Sold Price

^{RS} **\$1,150,000**

Sold Date **15-Jan-26**

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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