

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

2 PERSANO 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

\$860,000

&

\$920,000

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

22 LIPIZZAN CRESCENT TAYLORS LAKES VIC 3038	\$925,000	06-Mar-26
31 MAREMMANO CRESCENT TAYLORS LAKES VIC 3038	\$917,500	11-Dec-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: 25 March 2026

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22 LIPIZZAN CRESCENT TAYLORS LAKES VIC 3038

Sold Price

^{RS}

\$925,000

Sold Date

06-Mar-26



4



2



2

Distance

0.26km



31 MAREMMANO CRESCENT TAYLORS LAKES VIC 3038

Sold Price

^{RS}

\$917,500

Sold Date

11-Dec-25



4



2



2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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