

## 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

1/1A THOROGOOD COURT TAYLORS LAKES VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Taylors Lakes

Period-from

01 Apr 2025

to

31 Mar 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

1/225 LADY NELSON WAY TAYLORS LAKES VIC 3038	\$625,000	06-Jan-26
16 THE GLADES TAYLORS HILL VIC 3037	\$650,000	02-Feb-26
17 THE GLADES TAYLORS HILL VIC 3037	\$647,800	30-Mar-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.~~

This Statement of Information was prepared on: 28 April 2026

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**1/225 LADY NELSON WAY  
TAYLORS LAKES VIC 3038**

 3  1  1

Sold Price **\$625,000** Sold Date **06-Jan-26**

Distance **0.13km**



**16 THE GLADES TAYLORS HILL VIC  
3037**

 3  2  2

Sold Price **\$650,000** Sold Date **02-Feb-26**

Distance **1.49km**



**17 THE GLADES TAYLORS HILL VIC  
3037**

 3  2  2

Sold Price <sup>RS</sup> **\$647,800** Sold Date **30-Mar-26**

Distance **1.49km**

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

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