

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

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 May 2025

to

30 Apr 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
10 PACIFIC PLACE TAYLORS LAKES VIC 3038	\$1,150,000	29-Apr-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: 02 May 2026

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**3 WAKELIN CRESCENT TAYLORS
LAKES VIC 3038**

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Sold Price

\$1,153,000Sold Date **20-Nov-25**

Distance

0.16km**10 PACIFIC PLACE TAYLORS
LAKES VIC 3038**

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Sold Price

^{RS} **\$1,150,000**Sold Date **29-Apr-26**

Distance

0.81km**RS** = Recent sale**UN** = Undisclosed Sale

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