

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 BROULA COURT 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jul 2025

to

30 Jun 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

2 MARA COURT TAYLORS LAKES VIC 3038	\$983,500	22-Nov-25
4 KESTREL COURT TAYLORS LAKES VIC 3038	\$970,000	24-Jun-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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2 MARA COURT TAYLORS LAKES VIC 3038

 4  2  2

Sold Price

\$983,500

Sold Date

22-Nov-25

Distance

0.41km



4 KESTREL COURT TAYLORS LAKES VIC 3038

 4  2  -

Sold Price

^{RS} **\$970,000**

Sold Date

24-Jun-26

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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