

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

4/45 WENTWORTH DRIVE 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,750

Property type

Unit

Suburb

Taylors Lakes

Period-from

01 Aug 2025

to

31 Jul 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

29A WENTWORTH DRIVE TAYLORS LAKES VIC 3038	\$700,000	30-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.

This Statement of Information was prepared on: 13 August 2026

Las Anastasiadis

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E lanastasiadis@barryplant.com.au**29A WENTWORTH DRIVE
TAYLORS LAKES VIC 3038** 3  2  2Sold Price **\$700,000** Sold Date **30-Jun-26**Distance **0.2km****RS** = Recent sale**UN** = Undisclosed Sale

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