

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

2/8 CULLEN COURT PATTERSON LAKES VIC 3197

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

\$1,330,000

&

\$1,463,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

Other

Suburb

Patterson 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

3/24 SCHOONER BAY DRIVE PATTERSON LAKES VIC 3197	\$1,370,000	02-Dec-25
3B RIVERSDALE AVENUE CARRUM VIC 3197	\$1,310,000	06-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: 27 May 2026

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3/24 SCHOONER BAY DRIVE PATTERSON LAKES VIC 3197

 3  2  2

Sold Price

\$1,370,000

Sold Date

02-Dec-25

Distance

0.48km



3B RIVERSDALE AVENUE CARRUM VIC 3197

 4  2  2

Sold Price

\$1,310,000

Sold Date

06-Dec-25

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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