

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	41 Loddon Drive Taylors Hill, 3037
---	------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,000,000 & \$1,100,000
---------------	---------------------------

Median sale price

Median price	\$919,000	Property Type	HOUSE	Suburb	TAYLORS HILL 3037
--------------	-----------	---------------	-------	--------	-------------------

Period - From	01-Jan-2026	to	31-Mar-2026	Source	REA
---------------	-------------	----	-------------	--------	-----

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	18 Pymont Terrace, Taylors Hill, Vic 3037	\$1,285,000	12-Mar-2026
2	15 Jamieson Terrace, Taylors Hill, Vic 3037	\$1,120,000	07-Feb-2026
3	16 Edgecliff Close, Taylors Hill, Vic 3037	\$1,380,000	05-Feb-2026

This statement of information was prepared on 14-Apr-2026 at 1:39:47 PM AEST