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	6 PERSANO WAY 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$990,500	Property type	House	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
4 WAKELIN CRESCENT TAYLORS LAKES VIC 3038	$1,040,000	14-Jun-26
50 AUSTRALIA DRIVE TAYLORS LAKES VIC 3038	$1,040,000	06-Jun-26
9 LENTINI PLACE KEILOR LODGE VIC 3038	$1,010,000	11-Jul-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: 20 August 2026

woodards

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4 WAKELIN CRESCENT TAYLORS LAKES VIC 3038

4 2 5

Sold Price **$1,040,000** Sold Date **14-Jun-26**

Distance **0.58km**

50 AUSTRALIA DRIVE TAYLORS LAKES VIC 3038

4 2 2

Sold Price RS **$1,040,000** Sold Date **06-Jun-26**

Distance **1.55km**

9 LENTINI PLACE KEILOR LODGE VIC 3038

4 2 2

Sold Price RS **$1,010,000** Sold Date **11-Jul-26**

Distance **1.69km**

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

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