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	21 Kurrawa Crescent Patterson Lakes, 3197

Indicative selling price

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

Range between	$820,000 & $902,000

Median sale price

Median price	$1,202,500	Property Type	HOUSE	Suburb	PATTERSON LAKES
Period - From	01-Nov-2024	to	31-Oct-2025	Source	Cotality

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	139 GLADESVILLE BOULEVARD PATTERSON LAKES VIC 3197	$895,000	15-Aug-2025
2	33 MILROY CRESCENT SEAFORD VIC 3198	$942,000	06-Sep-2025
3	29A MCLEOD ROAD CARRUM VIC 3197	$950,000	18-Aug-2025

This statement of information was prepared on 15-Dec-2025 at 11:49:14 AM AEDT