

# 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

19/117 Mcleod Road, Patterson Lakes VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$690,000

&

\$750,000

### Median sale price

Median price

\$742,500

Property Type

Unit

Suburb

Patterson Lakes

Period - From

21/10/2025

to

20/04/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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 six months.

Address of comparable property	Price	Date of sale
42/117 McLeod Rd, PATTERSON LAKES Vic	\$680,000	25/11/2025
38/117 Mcleod Rd, Patterson Lakes Vic	\$750,000	07/11/2025

This Statement of Information was prepared on:

21/04/2026