

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 SANDPIPER DRIVE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jun 2025

to

31 May 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
10 FIREBALL COURT TAYLORS LAKES VIC 3038	\$1,245,000	07-Mar-26
5 ANDREA COURT TAYLORS LAKES VIC 3038	\$1,140,000	26-Mar-25
1 CHERUB COURT TAYLORS LAKES VIC 3038	\$1,236,000	27-May-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.~~

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Branko KUBUROVSKI

M 93630388

E deerpark@bigginScott.com.au



10 FIREBALL COURT TAYLORS LAKES VIC 3038

4 2 2

Sold Price **\$1,245,000** Sold Date **07-Mar-26**

Distance **0.44km**



5 ANDREA COURT TAYLORS LAKES VIC 3038

4 2 2

Sold Price **\$1,140,000** Sold Date **26-Mar-25**

Distance **0.74km**



1 CHERUB COURT TAYLORS LAKES VIC 3038

4 3 2

Sold Price ^{RS} **\$1,236,000** Sold Date **27-May-26**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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