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	510/109 MCLEOD ROAD PATTERSON LAKES VIC 3197

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	$450,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$742,500	Property type	Unit	Suburb	Patterson Lakes
Period-from	01 May 2025	to	30 Apr 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
208/109 MCLEOD ROAD PATTERSON LAKES VIC 3197	$467,500	20-Apr-26
2/19 NORTH SHORE DRIVE PATTERSON LAKES VIC 3197	$460,000	17-Mar-26
8/396-397 STATION STREET BONBEACH VIC 3196	$480,000	21-Feb-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: 19 May 2026

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208/109 MCLEOD ROAD PATTERSON LAKES VIC 3197

2 2 1

Sold Price RS **$467,500** Sold Date **20-Apr-26**

Distance **0km**



2/19 NORTH SHORE DRIVE PATTERSON LAKES VIC 3197

2 1 1

Sold Price **$460,000** Sold Date **17-Mar-26**

Distance **0km**



8/396-397 STATION STREET BONBEACH VIC 3196

2 1 1

Sold Price **$480,000** Sold Date **21-Feb-26**

Distance **1.8km**

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

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