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	2 GRAMPIANS COURT 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	$830,000	&	$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$960,000	Property type	House	Suburb	Taylors Lakes
Period-from	01 Apr 2025	to	31 Mar 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
1 HATTAH COURT TAYLORS LAKES VIC 3038	$850,000	30-Mar-26
18 LADY NELSON WAY TAYLORS LAKES VIC 3038	$836,500	26-Nov-25
8 COCOPARRA CRESCENT TAYLORS LAKES VIC 3038	$905,000	23-Oct-25

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: 27 April 2026

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1 HATTAH COURT TAYLORS LAKES VIC 3038

3 2 2

Sold Price RS **$850,000** Sold Date **30-Mar-26**

Distance **0.25km**



18 LADY NELSON WAY TAYLORS LAKES VIC 3038

1 2 3

Sold Price **$836,500** Sold Date **26-Nov-25**

Distance **0.26km**



8 COCOPARRA CRESCENT TAYLORS LAKES VIC 3038

3 2 2

Sold Price **$905,000** Sold Date **23-Oct-25**

Distance **0.15km**

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

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