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	9 Hatteras Court, Patterson Lakes VIC 3197

Indicative selling price

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

Single price	$1,280,000

Median sale price

Median price	$1,360,000	Property Type	House	Suburb	Patterson Lakes
Period - From	12/12/2025	to	11/06/2026	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11 The Parkway Patterson Lakes VIC 3197	$1,265,000	02/05/2026
19 Governor Arthur Drive Patterson Lakes VIC 3197	$1,275,000	10/02/2026
46 Lord Rodney Drive Patterson Lakes VIC 3197	$1,244,000	16/04/2026

This Statement of Information was prepared on: 12/06/2026