FROG PROPERTY
Sales & Management

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: **4 Oasis Court 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 **$600,000** & **$660,000**

Median sale price

Median price **$785,500** | Property type Unit | Suburb Patterson Lakes

Period - From 01 January 2026 to 30 June 2026 | Source pricefinder

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 agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale

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 six months.

This Statement of Information was prepared on: 17 August 2026