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	5 Alexander Circle, Patterson Lakes VIC 3197

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,202,500 Property Type House Suburb Patterson Lakes

Period - From 15/04/2025 to 14/10/2025 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
24 Tiller Lane Patterson Lakes VIC 3197	$967,500	26/08/2025
39A Harbour Drive Patterson Lakes VIC 3197	$973,500	09/09/2025
29 The Boulevard Patterson Lakes VIC 3197	$920,000	06/06/2025

This Statement of Information was prepared on: 15/10/2025