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 SYNERGY COURT TAYLORS HILL VIC 3037

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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$890,000	Property type	House	Suburb	Taylors Hill
Period-from	01 Nov 2024	to	31 Oct 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 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
20 PRO HART WAY CAROLINE SPRINGS VIC 3023	$717,500	13-Sep-25
6 TORA CRESCENT FRASER RISE VIC 3336	$740,000	31-May-25
4 MUSCAT AVENUE BURNSIDE HEIGHTS VIC 3023	$735,000	24-Jun-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: 13 November 2025

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20 PRO HART WAY CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price RS $717,500 Sold Date 13-Sep-25

Distance 0.56km



6 TORA CRESCENT FRASER RISE VIC 3336

4 2 2

Sold Price $740,000 Sold Date 31-May-25

Distance 1.1km



4 MUSCAT AVENUE BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price $735,000 Sold Date 24-Jun-25

Distance 1.99km

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

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