

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

7 ROWLANDSON PLACE 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jul 2024

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 11 HERMAN CLOSE TAYLORS LAKES VIC 3038 | \$850,000 | 22-Apr-25 |
| 51 APPALOOSA AVENUE TAYLORS LAKES VIC 3038 | \$840,000 | 06-Mar-25 |
| 11 HAILEY COURT TAYLORS LAKES VIC 3038 | \$830,000 | 02-Apr-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: 25 July 2025



11 HERMAN CLOSE TAYLORS LAKES VIC 3038

 4  2  4

Sold Price **\$850,000** Sold Date **22-Apr-25**

Distance **1.06km**



51 APPALOOSA AVENUE TAYLORS LAKES VIC 3038

 3  3  2

Sold Price **\$840,000** Sold Date **06-Mar-25**

Distance **1.17km**



11 HAILEY COURT TAYLORS LAKES VIC 3038

 3  3  2

Sold Price **\$830,000** Sold Date **02-Apr-25**

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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