

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 46 North Shore Drive, 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)

Range between \$*1,495,000 & \$1,640,000

Median sale price

Median price \$1,200,000 Property type House Suburb Patterson Lakes

Period - From 17/4/2024 to 16/4/2025 Source realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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: 11/6/2025