

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 MINATO 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jan 2025

to

31 Dec 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

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 24 AKMA COURT TAYLORS LAKES VIC 3038 | \$810,000 | 02-Aug-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: 06 January 2026



**24 AKMA COURT TAYLORS LAKES
VIC 3038**

Sold Price

\$810,000

Sold Date

02-Aug-25



3



2



4

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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