

# 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

4 Balarang Court, Patterson Lakes, Vic 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$775,000

&

\$825,000

### Median sale price

Median price

\$1,345,000

Property type

House

Suburb

Patterson Lakes

Period - From

01/11/2025

to

31/01/2026

Source



PropTrack

### 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21 Kurrawa Crescent, Patterson Lakes, VIC 3197	\$858,500	27/10/2025
1/44 Kurrawa Crescent, Patterson Lakes, VIC 3197	\$820,000	24/09/2025
16 Colac Court, Patterson Lakes, VIC 3197	\$870,000	06/08/2025

**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 six months.~~

This Statement of Information was prepared on: 03/02/2026