

Danny Trkulja

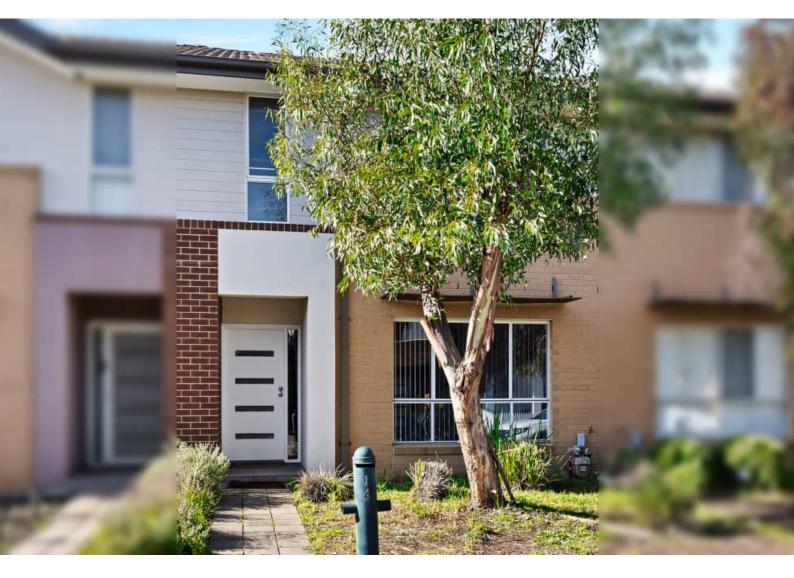
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Statement of Information

Prepared on 25th July 2025



14 Eloura Circuit TAYLORS HILL VIC

Raine & Horne St Albans

352 Main Rd West ST ALBANS VIC 3021

w: 03 9367 9888

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

14 ELOURA CIRCUIT TAYLORS HILL VIC 3037

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$560,000	&	\$610,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$881,000	Property type	House	Suburb	Taylors Hill				
Г									

30 Jun 2025

Source

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

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale		
4 CALLISTA CIRCUIT TAYLORS HILL VIC 3037	\$562,500	22-Nov-24		
10 DURACK CIRCUIT TAYLORS HILL VIC 3037	\$530,000	28-Feb-25		
45 DURACK CIRCUIT TAYLORS HILL VIC 3037	\$566,000	27-Aug-24		

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



Cotality

consumer.vic.gov.au

Raine & Horne

Distance

0.98km

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	4 CALLISTA CIRCUIT TAYLORS HILL VIC 3037 ☐ 3 ☐ 2	Sold Price	\$562,500	Sold Date Distance	22-Nov-24 0.5km
	10 DURACK CIRCUIT TAYLORS HILL VIC 3037 ☐ 3 ⓑ 2 ♀ 2	Sold Price	\$530,000	Sold Date Distance	28-Feb-25 0.54km
K	45 DURACK CIRCUIT TAYLORS HILL VIC 3037 $\blacksquare 3 {} 2 \bigcirc 2$	Sold Price	\$566,000	Sold Date Distance	27-Aug-24 0.54km
	73 DURACK CIRCUIT TAYLORS HILL VIC 3037 \blacksquare 3 $$ 2 \bigcirc 2	Sold Price	\$570,000	Sold Date Distance	24-May-24 0.54km
	39 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037	Sold Price	\$562,000	Sold Date	07-Apr-25

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61 THE 3037	GLADE	S TAYLORS H	HILL VIC	Sold Price	\$572,500	Sold Date	29-Jan-25
่ □ 3	2	a 2				Distance	1.2km

RS = Recent sale UN = Undisclosed Sale

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