

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/31-33 Canberra Street, Patterson Lakes, VIC 3197
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$0
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Median sale price

Median price	\$877,500	Property Type	House	Suburb	Patterson Lakes (3197)
Period - From	01/06/2025	to	31/05/2026	Source	realestate.com.au

Comparable property sales

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	16/06/2026
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