

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

3 FARADAY COURT TAYLORS HILL VIC 3037

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

\$910,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Taylors Hill

Period-from

01 Mar 2025

to

28 Feb 2026

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

1 WARANGA WAY TAYLORS HILL VIC 3037	\$1,005,000	10-Dec-25
98 TAYLORS HILL BOULEVARD TAYLORS HILL VIC 3037	\$1,060,000	08-Nov-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: 24 March 2026



**1 WARANGA WAY TAYLORS HILL
VIC 3037**

 4  2  2

Sold Price

\$1,005,000

Sold Date

10-Dec-25

Distance

1.91km



**98 TAYLORS HILL BOULEVARD
TAYLORS HILL VIC 3037**

 3  2  2

Sold Price

\$1,060,000

Sold Date

08-Nov-25

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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