

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

6 Appaloosa Avenue, Taylors Lakes, VIC 3038

Indicative selling price

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

Single Price

\$1,095,000

Median sale price

Median price

\$965,500

Property Type

House

Suburb

Taylors Lakes (3038)

Period - From

01/12/2024

to

30/11/2025

Source

www.realestate.com.au

Comparable property sales

A This is one property 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
31 MAREMMANO CRESCENT, TAYLORS LAKES VIC 3038	\$917,500	11/12/2025

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:

18/02/2026