

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

9 MYUNA COURT PATTERSON LAKES VIC 3197

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

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Patterson Lakes

Period-from

01 Jun 2025

to

31 May 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

4 STEPHANIE COURT PATTERSON LAKES VIC 3197	\$1,615,000	11-Oct-25
73 HARBOUR DRIVE PATTERSON LAKES VIC 3197	\$1,612,000	22-Feb-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: 02 June 2026



4 STEPHANIE COURT PATTERSON LAKES VIC 3197

6 2 2

Sold Price

\$1,615,000

Sold Date

11-Oct-25

Distance

0.72km



73 HARBOUR DRIVE PATTERSON LAKES VIC 3197

4 2 2

Sold Price

\$1,612,000

Sold Date

22-Feb-25

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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