

## 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

4/63-65 STAUGHTON STREET MELTON SOUTH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$339,000

&

\$372,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Melton South

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

9/35 WICKHAM STREET MELTON SOUTH VIC 3338	\$309,000	26-Aug-24
3/32 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$360,000	03-Dec-24
2/2-4 TALIA COURT MELTON SOUTH VIC 3338	\$360,000	13-Sep-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: 18 February 2025



**9/35 WICKHAM STREET MELTON  
SOUTH VIC 3338**

 2  1  1

Sold Price **\$309,000** Sold Date **26-Aug-24**

Distance **0.25km**



**3/32 BROOKLYN ROAD MELTON  
SOUTH VIC 3338**

 2  1  -

Sold Price <sup>RS</sup> **\$360,000** Sold Date **03-Dec-24**

Distance **0.48km**



**2/2-4 TALIA COURT MELTON  
SOUTH VIC 3338**

 2  1  1

Sold Price **\$360,000** Sold Date **13-Sep-24**

Distance **0.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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