

## 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

98 EXFORD ROAD 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

\$429,000

&

\$459,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

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

1/162 EXFORD ROAD MELTON SOUTH VIC 3338	\$430,000	02-Oct-24
17 MAPSTONE COURT MELTON SOUTH VIC 3338	\$445,000	26-Aug-24
3/36 KURRAJONG CRESCENT MELTON SOUTH VIC 3338	\$445,000	01-Nov-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: 03 February 2025



**1/162 EXFORD ROAD MELTON  
 SOUTH VIC 3338**

 3  2  1

Sold Price **\$430,000** Sold Date **02-Oct-24**

Distance **0.67km**



**17 MAPSTONE COURT MELTON  
 SOUTH VIC 3338**

 3  2  1

Sold Price **\$445,000** Sold Date **26-Aug-24**

Distance **0.41km**



**3/36 KURRAJONG CRESCENT  
 MELTON SOUTH VIC 3338**

 3  2  2

Sold Price Sold Date **01-Nov-24**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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