

## 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 DROUIN COURT 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

\$490,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton South

Period-from

01 Mar 2024

to

28 Feb 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

3 MYRTLE STREET MELTON SOUTH VIC 3338	\$500,000	19-Oct-24
21 DENNY PLACE MELTON SOUTH VIC 3338	\$520,000	21-Nov-24
21 KURRAJONG CRESCENT MELTON SOUTH VIC 3338	\$520,000	09-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: 04 March 2025



**3 MYRTLE STREET MELTON SOUTH VIC 3338** Sold Price

**\$500,000** Sold Date **19-Oct-24**

 3  1  -

Distance **0.6km**



**21 DENNY PLACE MELTON SOUTH VIC 3338** Sold Price

**\$520,000** Sold Date **21-Nov-24**

 3  1  4

Distance **2.47km**



**21 KURRAJONG CRESCENT MELTON SOUTH VIC 3338**

Sold Price

Sold Date **09-Nov-24**

 3  1  2

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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