

## 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 LARAINÉ PLACE MELTON WEST VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Apr 2024

to

31 Mar 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

5 JULIAN PLACE MELTON WEST VIC 3337	\$470,000	26-Feb-25
1 TERN COURT MELTON VIC 3337	\$473,000	30-Jan-25
23 BITTERN STREET MELTON VIC 3337	\$475,000	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: 28 April 2025



## 5 JULIAN PLACE MELTON WEST VIC 3337

Sold Price <sup>RS</sup> **\$470,000** <sup>UN</sup> Sold Date **26-Feb-25**

3 1 -

Distance **0.29km**



## 1 TERN COURT MELTON VIC 3337

Sold Price **\$473,000** Sold Date **30-Jan-25**

3 1 2

Distance **0.89km**



## 23 BITTERN STREET MELTON VIC 3337

Sold Price **\$475,000** Sold Date **22-Feb-25**

3 1 -

Distance **0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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