

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$339,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

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

6/44A SECOND AVENUE MELTON SOUTH VIC 3338	\$310,000	10-Oct-24
3/32 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$360,000	03-Dec-24
2/28 TOOLERN STREET MELTON SOUTH VIC 3338	\$362,000	03-Dec-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: 20 March 2025



**6/44A SECOND AVENUE MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price

^{RS}

\$310,000

Sold Date

10-Oct-24

Distance

0.64km



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

 2  1  -

Sold Price

^{RS}

\$360,000

Sold Date

03-Dec-24

Distance

0.47km



**2/28 TOOLERN STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price

\$362,000

Sold Date

03-Dec-24

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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