

## 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

1/1 RAYMOND 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

\$369,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 4/51-53 STATION ROAD MELTON SOUTH VIC 3338 | \$386,000 | 08-Jul-25 |
| 2/5 RAYMOND STREET MELTON SOUTH VIC 3338   | \$383,000 | 19-Aug-25 |
| 2/8 RESERVE ROAD WEST MELTON VIC 3337      | \$375,000 | 18-Jul-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: 24 November 2025



## 4/51-53 STATION ROAD MELTON SOUTH VIC 3338

2 1 1

Sold Price **\$386,000** Sold Date **08-Jul-25**

Distance **0.75km**



## 2/5 RAYMOND STREET MELTON SOUTH VIC 3338

2 - -

Sold Price **\$383,000** Sold Date **19-Aug-25**

Distance **0.05km**



## 2/8 RESERVE ROAD WEST MELTON VIC 3337

2 1 1

Sold Price **\$375,000** Sold Date **18-Jul-25**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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