

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

1/28 COBURNS ROAD 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

\$429,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$361,000

Property type

Unit

Suburb

Melton South

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

16/4 AUSTIN PLACE MELTON SOUTH VIC 3338	\$430,000	27-Mar-25
2/8 PEART COURT BROOKFIELD VIC 3338	\$450,000	30-Oct-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: 29 April 2025

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**16/4 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price ^{RS} **\$430,000** Sold Date **27-Mar-25**

Distance **0.31km**



**2/8 PEART COURT BROOKFIELD
VIC 3338**

 3  2  1

Sold Price **\$450,000** Sold Date **30-Oct-24**

Distance **1km**



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

 3  2  2

Sold Price **\$445,000** Sold Date **01-Nov-24**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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