

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

10 DENNY PLACE 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

\$599,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

House

Suburb

Melton South

Period-from

01 Sep 2024

to

31 Aug 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

7 DENNY PLACE MELTON SOUTH VIC 3338	\$550,000	07-May-24
9 WALTON STREET MELTON SOUTH VIC 3338	\$512,500	26-Jun-24
8 REGAL COURT MELTON SOUTH VIC 3338	\$595,000	07-Mar-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: 30 September 2025



7 DENNY PLACE MELTON SOUTH VIC 3338

3 2 8

Sold Price

\$550,000

Sold Date **07-May-24**

Distance **0.07km**



9 WALTON STREET MELTON SOUTH VIC 3338

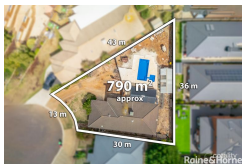
3 2 2

Sold Price

\$512,500

Sold Date **26-Jun-24**

Distance **0.09km**



8 REGAL COURT MELTON SOUTH VIC 3338

4 2 -

Sold Price

\$595,000

Sold Date **07-Mar-25**

Distance **0.09km**



8 LINA WAY MELTON SOUTH VIC 3338

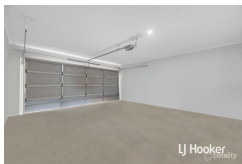
3 2 1

Sold Price

\$540,000

Sold Date **11-Jun-25**

Distance **0.09km**



25 LINA WAY MELTON SOUTH VIC 3338

4 2 2

Sold Price

\$600,000

Sold Date **21-Aug-24**

Distance **0.11km**



145 EXFORD ROAD MELTON SOUTH VIC 3338

3 2 1

Sold Price

\$560,000

Sold Date **15-May-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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**7 REGAL COURT MELTON SOUTH
VIC 3338**

Sold Price

\$580,000

Sold Date

21-May-24

 4

 2

 2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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