

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 KYORA COURT MELTON VIC 3337

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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

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

27 FRANCIS STREET MELTON SOUTH VIC 3338	\$535,000	05-Feb-25
16 CHELMSFORD WAY MELTON WEST VIC 3337	\$517,000	13-Nov-24
11 BISHOP PLACE MELTON WEST VIC 3337	\$521,000	30-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.

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**27 FRANCIS STREET MELTON
SOUTH VIC 3338**

3 1 2

Sold Price **\$535,000** Sold Date **05-Feb-25**

Distance **0.66km**



**16 CHELMSFORD WAY MELTON
WEST VIC 3337**

3 1 4

Sold Price **\$517,000** Sold Date **13-Nov-24**

Distance **1.2km**



**11 BISHOP PLACE MELTON WEST
VIC 3337**

3 1 1

Sold Price **\$521,000** Sold Date **30-Nov-24**

Distance **1.3km**



**19 KINKORA ROAD MELTON VIC
3337**

3 1 2

Sold Price **\$525,000** Sold Date **31-Oct-24**

Distance **0.17km**



**5 PRINCESS PLACE MELTON WEST
VIC 3337**

3 1 -

Sold Price **\$519,000** Sold Date **14-Jan-25**

Distance **1.5km**



**90 PALMERSTON STREET MELTON
VIC 3337**

3 1 1

Sold Price **\$528,000** Sold Date **14-Jan-25**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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