

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

11/4-10 PLOVER STREET 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,000

Property type

Unit

Suburb

Melton

Period-from

01 Jul 2025

to

30 Jun 2026

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

3/28 TOOLERN STREET MELTON SOUTH VIC 3338	\$400,000	21-Apr-26
3/17-21 WESTMELTON DRIVE MELTON WEST VIC 3337	\$432,000	26-Mar-26
37/62 ANDREW STREET MELTON SOUTH VIC 3338	\$435,000	30-Apr-26

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: 21 July 2026


**3/28 TOOLERN STREET MELTON
SOUTH VIC 3338**
 3  1  1

Sold Price

\$400,000

Sold Date

21-Apr-26

Distance

3.17km

**3/17-21 WESTMELTON DRIVE
MELTON WEST VIC 3337**
 3  1  2

Sold Price

\$432,000

Sold Date

26-Mar-26

Distance

0.67km

**37/62 ANDREW STREET MELTON
SOUTH VIC 3338**
 3  1  1

Sold Price

\$435,000

Sold Date

30-Apr-26

Distance

1.91km
RS = Recent sale

UN = Undisclosed Sale

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