

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

110-120 THE BULLOCK TRACK MELTON WEST 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

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Melton West

Period-from

01 Jan 2025

to

31 Dec 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

1336-1348 LEAKES ROAD ROCKBANK VIC 3335	4700000	07-Nov-25
466-516 RYANS LANE TOOLERN VALE VIC 3337	5500000	12-Aug-25
176 SAUNDERS ROAD NEW GISBORNE VIC 3438	2820000	19-Sep-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 January 2026



**1336-1348 LEAKES ROAD
ROCKBANK VIC 3335**

 3  2  4

Sold Price ^{RS} **4700000** Sold Date **07-Nov-25**

Distance **13.17km**



**466-516 RYANS LANE TOOLERN
VALE VIC 3337**

 4  3  2

Sold Price ^{RS} **5500000**^{UN} Sold Date **12-Aug-25**

Distance **10.14km**



**176 SAUNDERS ROAD NEW
GISBORNE VIC 3438**

 4  2  4

Sold Price ^{RS} **2820000** Sold Date **19-Sep-25**

Distance **23.98km**

RS = Recent sale

UN = Undisclosed Sale

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