

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

12 OAKFIELD COURT 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

\$509,000

&

\$539,000

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

1 FERNBERG PLACE MELTON WEST VIC 3337	\$470,000	15-Sep-25
41 PLOVER STREET MELTON VIC 3337	\$520,000	09-Sep-25
13 VISTA DRIVE MELTON VIC 3337	\$518,000	03-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: 22 September 2025

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1 FERNBERG PLACE MELTON WEST VIC 3337

 3  1  2

Sold Price

^{RS} **\$470,000**

Sold Date

15-Sep-25

Distance

3.12km



41 PLOVER STREET MELTON VIC 3337

 3  1  1

Sold Price

^{RS} **\$520,000**

Sold Date

09-Sep-25

Distance

2.56km



13 VISTA DRIVE MELTON VIC 3337

 3  1  2

Sold Price

^{RS} **\$518,000** ^{UN}

Sold Date

03-Sep-25

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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