

## 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

14 RICHARD ROAD MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Melton South

Period-from

01 Jul 2024

to

30 Jun 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

8 RICHARD ROAD MELTON SOUTH VIC 3338	\$545,000	10-Aug-24
8 THOMAS AVENUE MELTON SOUTH VIC 3338	\$510,000	07-Apr-25
27 FRANCIS STREET MELTON SOUTH VIC 3338	\$535,000	05-Feb-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: 03 July 2025



**8 RICHARD ROAD MELTON SOUTH  
VIC 3338**

 4  2  4

Sold Price

**\$545,000**

Sold Date **10-Aug-24**

Distance **0.05km**



**8 THOMAS AVENUE MELTON  
SOUTH VIC 3338**

 4  1  2

Sold Price

**\$510,000**

Sold Date **07-Apr-25**

Distance **0.07km**



**27 FRANCIS STREET MELTON  
SOUTH VIC 3338**

 3  1  2

Sold Price

**\$535,000**

Sold Date **05-Feb-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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