

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

17/41-45 GRETTEL GROVE 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

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,000

Property type

Unit

Suburb

Melton

Period-from

01 Jul 2024

to

30 Jun 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

16/20-24 PALMERSTON STREET MELTON VIC 3337	400000	15-May-25
4/215 STATION ROAD MELTON VIC 3337	400000	10-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: 31 July 2025



**16/20-24 PALMERSTON STREET
MELTON VIC 3337**

 3  1  1

Sold Price

400000 Sold Date **15-May-25**

Distance **0.61km**



OBrien Real Estate Melton

4/215 STATION ROAD MELTON VIC 3337

 3  1  1

Sold Price

Sold Date **10-Feb-25**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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