

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

2/22 CREEK STREET 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2024

to

31 Oct 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

3/17 TOOLERN STREET MELTON SOUTH VIC 3338	\$385,000	13-Jun-25
4/51-53 STATION ROAD MELTON SOUTH VIC 3338	\$386,000	08-Jul-25
5/44A SECOND AVENUE MELTON SOUTH VIC 3338	\$375,000	27-May-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 November 2025



3/17 TOOLERN STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price

\$385,000

Sold Date

13-Jun-25

Distance

0.07km



4/51-53 STATION ROAD MELTON SOUTH VIC 3338

2 1 1

Sold Price

\$386,000

Sold Date

08-Jul-25

Distance

0.51km



5/44A SECOND AVENUE MELTON SOUTH VIC 3338

2 1 1

Sold Price

\$375,000

Sold Date

27-May-25

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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