

## 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

2/43 CHILDS STREET 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

\$339,000

&

\$369,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Melton South

Period-from

01 Mar 2024

to

28 Feb 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

3/32 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$360,000	03-Dec-24
2/28 TOOLERN STREET MELTON SOUTH VIC 3338	\$362,000	03-Dec-24
5/7-9 ONEILLS ROAD MELTON VIC 3337	\$365,000	04-Mar-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: 20 March 2025



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**3/32 BROOKLYN ROAD MELTON  
SOUTH VIC 3338**

2 1 -

Sold Price

<sup>RS</sup> **\$360,000** Sold Date **03-Dec-24**

Distance **0.63km**



**2/28 TOOLERN STREET MELTON  
SOUTH VIC 3338**

2 1 1

Sold Price

**\$362,000** Sold Date **03-Dec-24**

Distance **1.19km**



**5/7-9 ONEILLS ROAD MELTON VIC  
3337**

2 1 1

Sold Price

<sup>RS</sup> **\$365,000** Sold Date **04-Mar-25**

Distance **1.7km**



**1/1 RESERVE ROAD WEST MELTON  
VIC 3337**

2 1 1

Sold Price

**\$350,000** Sold Date **09-Dec-24**

Distance **1.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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