

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
2/62 Argyll Circuit, Melton West Vic 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$340,000 & \$370,000

Median sale price

Median price \$419,500 Property Type Unit Suburb Melton West
Period - From 20/12/2024 to 19/12/2025 Source Property Data

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 six 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	20/9 Petrea PI HARKNESS 3337	\$290,000	12/11/2025
2	2/4 Asquith PI MELTON WEST 3337	\$391,000	28/08/2025
3	2/9 Haywood Gr MELTON WEST 3337	\$410,000	05/08/2025

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 six months.~~

This Statement of Information was prepared on:

20/12/2025 19:18



Property Type:

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

20/12/2024 - 19/12/2025: \$419,500

Comparable Properties



20/9 Petrea PI HARKNESS 3337 (REI)



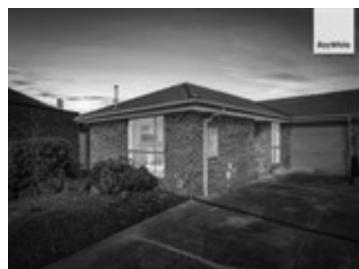
Agent Comments

Price: \$290,000

Method: Private Sale

Date: 12/11/2025

Property Type: Apartment



2/4 Asquith PI MELTON WEST 3337 (REI/VG)



Agent Comments

Price: \$391,000

Method: Private Sale

Date: 28/08/2025

Property Type: House

Land Size: 282 sqm approx



2/9 Haywood Gr MELTON WEST 3337 (REI/VG)



Agent Comments

Price: \$410,000

Method: Private Sale

Date: 05/08/2025

Property Type: Unit

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044