

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 EDINBURGH PLACE MELTON WEST 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

\$499,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Apr 2024

to

31 Mar 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

7 FERNEAUX PLACE MELTON WEST VIC 3337	\$512,000	13-Nov-24
3 FRIAR PLACE MELTON WEST VIC 3337	\$530,000	26-Feb-25
4 FERNEAUX PLACE MELTON WEST VIC 3337	\$525,000	24-Apr-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: 29 April 2025



7 FERNEAUX PLACE MELTON WEST VIC 3337

 3  1  2

Sold Price

\$512,000

Sold Date **13-Nov-24**

Distance **0.3km**



3 FRIAR PLACE MELTON WEST VIC 3337

 3  1  2

Sold Price

\$530,000

Sold Date **26-Feb-25**

Distance **0.31km**



4 FERNEAUX PLACE MELTON WEST VIC 3337

 3  1  2

Sold Price

^{RS} **\$525,000**

Sold Date **24-Apr-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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