

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 GARFIELD CLOSE 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

or range
between

\$449,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Melton South

Period-from

01 Jul 2024

to

30 Jun 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

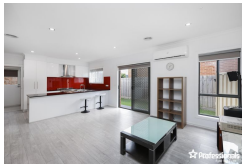
2/3 MITCHELL ROAD MELTON SOUTH VIC 3338	\$460,000	24-Apr-25
8/18 CREEK STREET MELTON SOUTH VIC 3338	\$450,000	02-Apr-25
16 KINGDOM BOULEVARD WEIR VIEWS VIC 3338	\$455,000	24-Apr-25

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: 08 July 2025

Julie Hedley
P 0397468899
M 0420996194
E jhedley@ypa.com.au



**2/3 MITCHELL ROAD MELTON
SOUTH VIC 3338**

 3  2  1

Sold Price **\$460,000** Sold Date **24-Apr-25**

Distance **0.98km**



**8/18 CREEK STREET MELTON
SOUTH VIC 3338**

 3  2  2

Sold Price **\$450,000** Sold Date **02-Apr-25**

Distance **1.53km**



**16 KINGDOM BOULEVARD WEIR
VIEWS VIC 3338**

 3  2  2

Sold Price **\$455,000** Sold Date **24-Apr-25**

Distance **1.78km**

RS = Recent sale UN = Undisclosed Sale

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