

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 HERITAGE WAY 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,000

Property type

House

Suburb

Melton West

Period-from

01 May 2024

to

30 Apr 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 ANTHEM PLACE MELTON WEST VIC 3337	\$485,000	15-Aug-24
5 JULIAN PLACE MELTON WEST VIC 3337	\$470,000	26-Feb-25
5 PATRICIA PLACE MELTON WEST VIC 3337	\$480,000	28-Mar-24

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 May 2025



2 ANTHEM PLACE MELTON WEST VIC 3337

 3  1  2

Sold Price

\$485,000

Sold Date

15-Aug-24

Distance

0.24km



5 JULIAN PLACE MELTON WEST VIC 3337

 3  1  2

Sold Price

\$470,000

Sold Date

26-Feb-25

Distance

0.55km



5 PATRICIA PLACE MELTON WEST VIC 3337

 3  1  2

Sold Price

\$480,000

Sold Date

28-Mar-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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