

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 Morrow Street, Melton West Vic 3337

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$620,000

Property Type House

Suburb Melton West

Period - From 01/07/2025

to

30/06/2026

Source REIV

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	2 Lumea PI MELTON WEST 3337	\$625,000	27/04/2026
2	4 Georgian PI MELTON WEST 3337	\$615,000	16/02/2026
3	6 Kingsley PI MELTON WEST 3337	\$615,000	16/02/2026

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:

13/08/2026 11:07



3 bedrooms 1 bathroom 1 car space

Property Type: House (Previously Occupied - Detached)
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median House Price
Year ending June 2026: \$620,000

Comparable Properties

2 Lumea PI MELTON WEST 3337 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car space

Price: \$625,000
Method:
Date: 27/04/2026
Property Type: House

4 Georgian PI MELTON WEST 3337 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car space

Price: \$615,000
Method:
Date: 16/02/2026
Property Type: House

6 Kingsley PI MELTON WEST 3337 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car space

Price: \$615,000
Method:
Date: 16/02/2026
Property Type: House