

# COMPARATIVE MARKET ANALYSIS

20 EYRE STREET, MELTON SOUTH, VIC 3338

PREPARED BY ROBERT KRNJETA, HARCOURTS GREATER MELTON



# Harcourts Greater Melton

Miah Custodian Pty Ltd  
20 Eyre Street  
Melton South, VIC, 3338

Dear Tarek

RE: 18 Maxi Drive, Winter Valley

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Robert Krnjeta  
Harcourts Greater Melton  
Phone: 0438495515  
Office Phone: 0437592395  
Email: [robert.krnjeta@harcourts.com.au](mailto:robert.krnjeta@harcourts.com.au)



20 EYRE STREET, MELTON SOUTH, VIC 3338



Owner Details

Owner Name(s):

THE PROPRIETORS

Owner Address:

N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type:

House - N/A

RPD:

1//TP583145 (9000143)

Land Use:

DETACHED DWELLING

Zoning

Council:

MELTON CITY

Features:

Air Conditioned

Area:

585 m<sup>2</sup>

Area \$/m2:

\$615

Water/Sewerage:

Property ID:

5586155 / VIC1411212

UBD Ref:

UBD Ref: 184 M12

3

2

4

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 360,000	25/02/2023	THE PROPRIETORS	580 m <sup>2</sup>	Normal Sale	No
\$ 118,000	28/03/2003	THE PROPRIETORS	580 m <sup>2</sup>	Normal Sale	No
\$ 88,000	01/11/1989	THE PROPRIETORS	580 m <sup>2</sup>	Normal Sale	No
\$ 83,000	01/03/1989	THE PROPRIETORS	580 m <sup>2</sup>	Normal Sale	No

Nearby Sold Properties (Price Range)



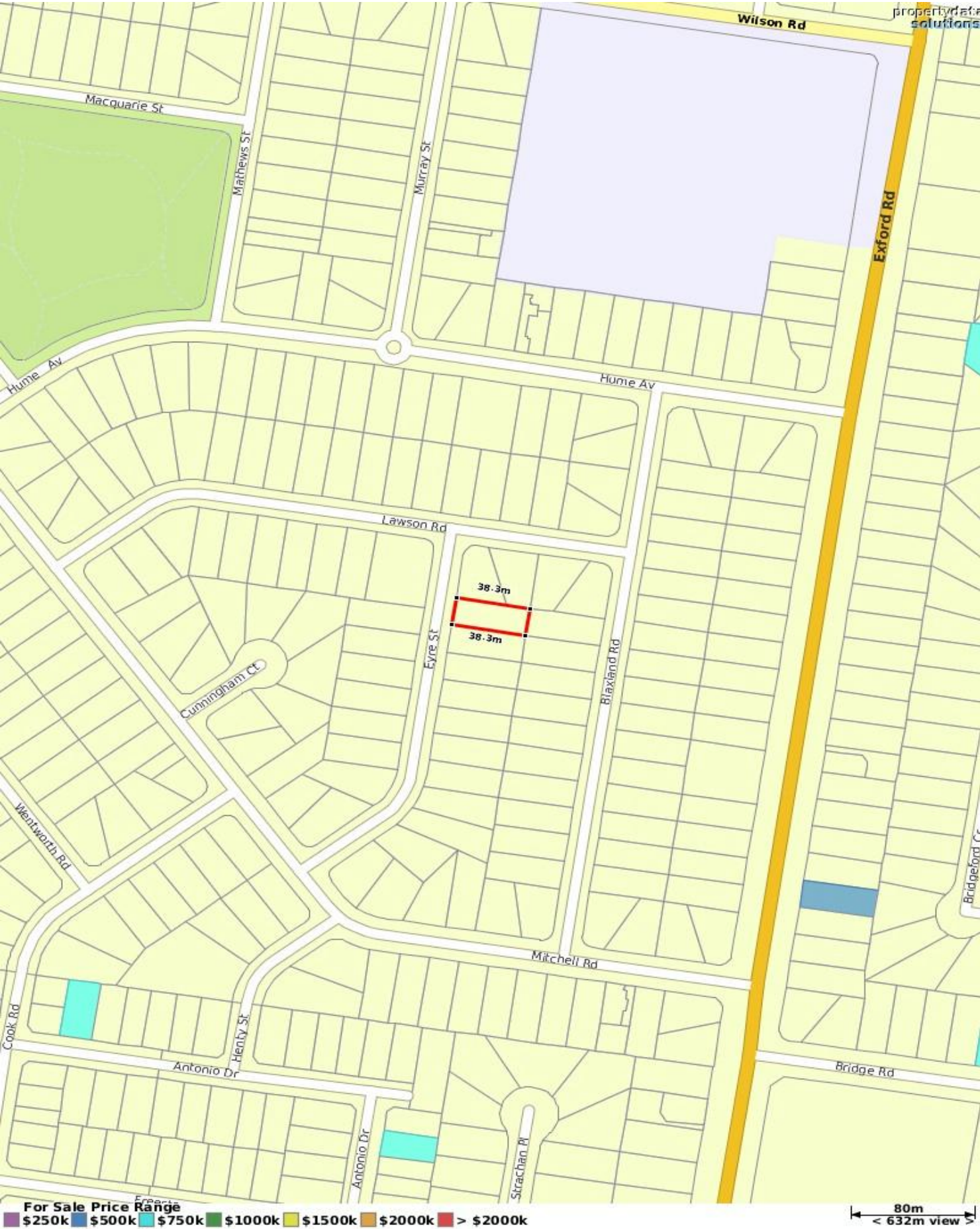


Nearby Sold Properties (Sale Date)



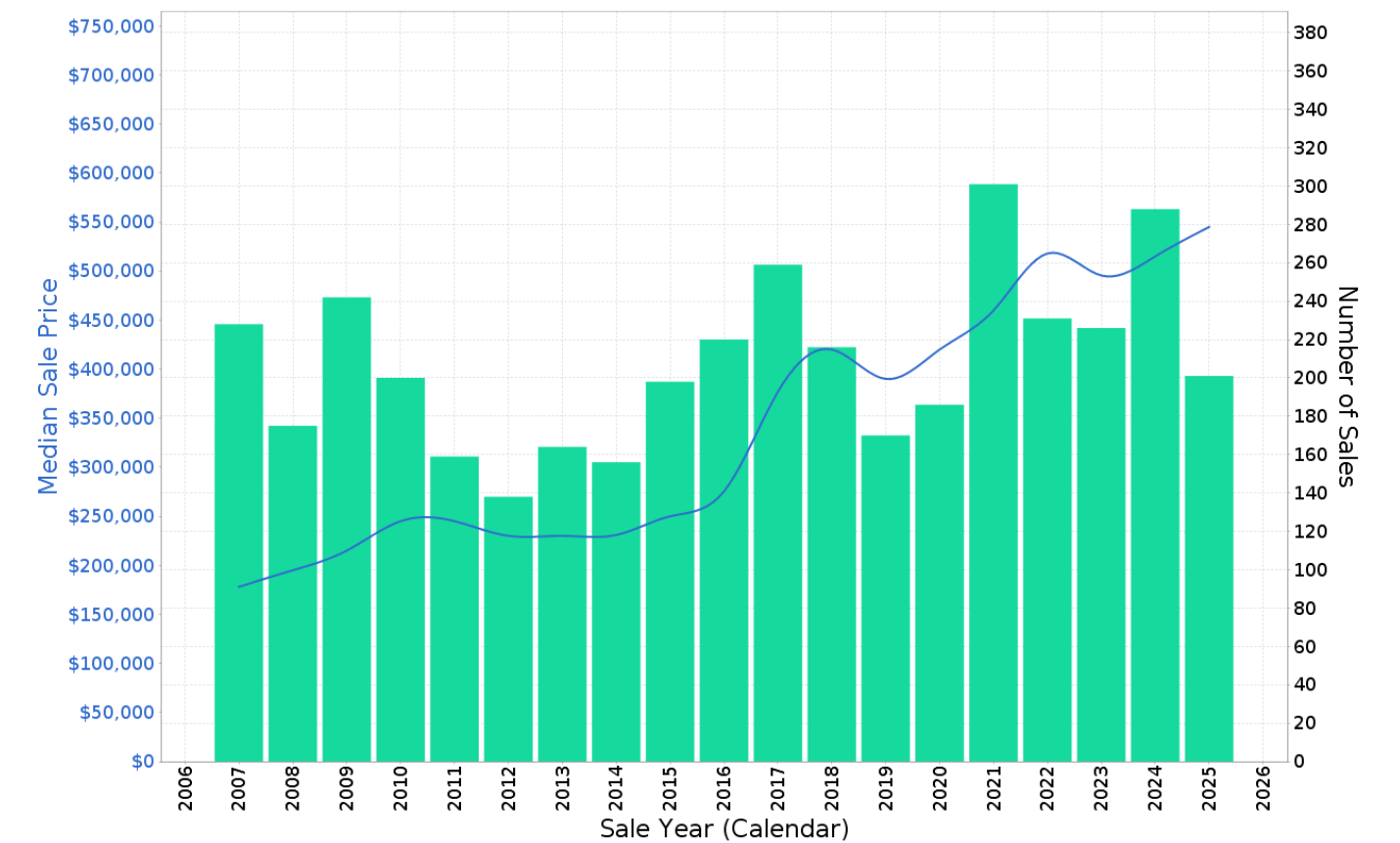


Nearby Properties For Sale



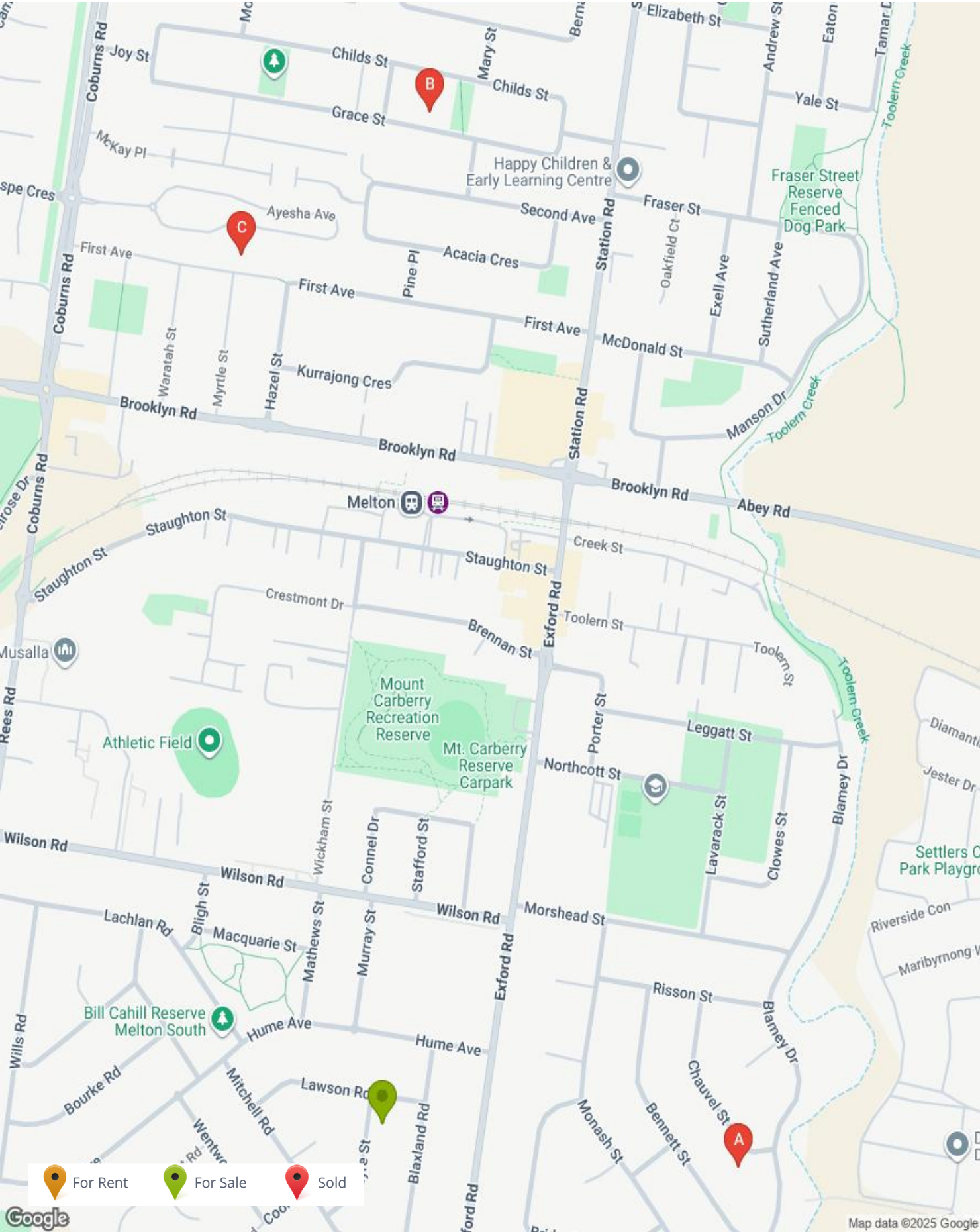
Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2007	228	\$ 181,330	\$ 178,000		\$ 95,000	\$ 380,000
2008	175	\$ 198,696	\$ 195,000	9.6 %	\$ 73,260	\$ 550,000
2009	242	\$ 211,084	\$ 215,000	10.3 %	\$ 96,500	\$ 550,000
2010	200	\$ 243,312	\$ 245,000	14.0 %	\$ 101,500	\$ 685,000
2011	159	\$ 250,921	\$ 245,000		\$ 125,000	\$ 489,000
2012	138	\$ 231,057	\$ 230,050	-6.1 %	\$ 74,110	\$ 523,000
2013	164	\$ 235,937	\$ 230,000	-0.0 %	\$ 100,169	\$ 500,000
2014	156	\$ 244,872	\$ 231,000	0.4 %	\$ 94,939	\$ 1,895,700
2015	198	\$ 249,549	\$ 250,000	8.2 %	\$ 99,000	\$ 410,000
2016	220	\$ 281,937	\$ 275,500	10.2 %	\$ 113,000	\$ 440,600
2017	259	\$ 382,078	\$ 377,000	36.8 %	\$ 108,000	\$ 1,300,000
2018	216	\$ 431,794	\$ 420,000	11.4 %	\$ 250,000	\$ 1,152,000
2019	170	\$ 420,516	\$ 390,000	-7.1 %	\$ 253,000	\$ 3,500,000
2020	186	\$ 434,555	\$ 420,000	7.7 %	\$ 282,000	\$ 703,500
2021	301	\$ 478,077	\$ 460,000	9.5 %	\$ 167,000	\$ 996,000
2022	231	\$ 529,064	\$ 518,000	12.6 %	\$ 320,000	\$ 800,000
2023	226	\$ 513,565	\$ 495,500	-4.3 %	\$ 170,000	\$ 868,000
2024	288	\$ 531,336	\$ 515,000	3.9 %	\$ 250,000	\$ 999,000
2025	201	\$ 565,691	\$ 545,000	5.8 %	\$ 336,000	\$ 1,600,000








Comparable Properties Map





## Nearby Comparable Sold Properties

There are 3 sold properties selected within the suburb of MELTON SOUTH. The lowest sale price is \$460,000 and the highest sale price is \$500,000 with a median sale price of \$500,000. Days listed ranges from 35 to 35 days with the average currently at 35 days for these selected properties.

<div><div>3 CHAUVEL ST, MELTON SOUTH, VIC 3338</div><div></div></div>	<div>Property Type:House Area: 636 m<sup>2</sup> Area \$/m2: \$723 RPD: 234//LP54225</div> <div>Features:</div>	<div>UBD Ref: Melbourne - 184 P12 Distance from Property: 614m</div> <div><div><div><div>3</div><div>2</div><div>4</div></div></div></div> <div><div>Sale Price: <b>\$460,000 (Recent Advice - Sale)</b> Sale Date: 24/07/2025 Days to Sell: <b>N/A</b> Last Price: Chg %: First Price: Chg %:</div></div>	<div>A</div>
<div><div>20 GRACE ST, MELTON SOUTH, VIC 3338</div><div></div></div>	<div>Property Type:House Area: 580 m<sup>2</sup> Area \$/m2: \$862 RPD: 183//LP57888</div> <div>Features:IMPROVEMENTS: CLOSE TO SHOPS</div>	<div>UBD Ref: Melbourne - 184 M5 Distance from Property: 1.6km</div> <div><div><div><div>3</div><div>2</div><div>2</div></div></div></div> <div><div>Sale Price: <b>\$500,000 (Normal Sale)</b> Sale Date: 06/05/2025 Days to Sell: <b>N/A</b> Last Price: For Sale Chg %: First Price: \$479,000 - \$499,000 Chg %:</div></div>	<div>B</div>
<div><div>72 FIRST AVE, MELTON SOUTH, VIC 3338</div><div></div></div>	<div>Property Type:House Area: 590 m<sup>2</sup> Area \$/m2: \$847 RPD: 220//LP52642</div> <div>Features:STUDY, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING, FLOORBOARDS</div>	<div>UBD Ref: Melbourne - 184 L6 Distance from Property: 1.4km</div> <div><div><div><div>3</div><div>2</div><div>2</div></div></div></div> <div><div>Sale Price: <b>\$500,000 (Normal Sale)</b> Sale Date: 06/05/2025 Days to Sell: <b>35 Days</b> Last Price: \$485,000-\$505,000 Chg %: First Price: \$485,000 - \$500,000 Chg %:</div></div>	<div>C</div>

20 EYRE STREET, MELTON SOUTH, VIC 3338



## Contact your agent for further information:

Agent Name: Robert Krnjeta  
Mobile: 0438495515  
Office: Harcourts Greater Melton  
Office Phone: 0437592395  
Email: [robert.krnjeta@harcourts.com.au](mailto:robert.krnjeta@harcourts.com.au)