

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

2/21 MCKENZIE STREET MELTON 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

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Melton

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

2/45-47 PALMERSTON STREET MELTON VIC 3337	\$460,000	02-Oct-25
4/50 UNITT STREET MELTON VIC 3337	\$453,000	01-Oct-25
2/49 SMOULT DRIVE KURUNJANG VIC 3337	\$469,000	24-Sep-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.~~

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Ned Nikolic
P 03 9746 6000
M 0401 284 479
E nnikolic@barryplant.com.au



**2/45-47 PALMERSTON STREET
MELTON VIC 3337**

 2  1  1

Sold Price

^{RS}

\$460,000

Sold Date

02-Oct-25

Distance

0.12km



**4/50 UNITT STREET MELTON VIC
3337**

 3  1  1

Sold Price

^{RS}

\$453,000

Sold Date

01-Oct-25

Distance

0.47km



**2/49 SMOULT DRIVE KURUNJANG
VIC 3337**

 3  1  2

Sold Price

^{RS}

\$469,000

Sold Date

24-Sep-25

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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