Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	21 SOUTHDEAN MELTON WEST VIC 3337							
Indicative selling price								
For the meaning of this price	e see consumer.vi	c.gov.aı	u/underquoting (Delete single	price or ran	ge as a	ipplicable)	
Single Price			or range \$799,0) (ß.	\$845,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$561,500	Property type		House	Subur	ър	Melton West	
Period-from	01 Oct 2024	to	30 Sep 2025	Sou	irce	C	Cotality	
Comparable property s A* These are the three estate agent or agent	o roperties sold wit	hin two	kilometres of the	property for s				
Address of comparable property					Price Date of		te of sale	
OR								

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: 21 October 2025



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