

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

22 RATHDOWNE CIRCUIT 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

\$599,900

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

House

Suburb

Melton West

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
3 ASTOR PLACE MELTON WEST VIC 3337	\$650,000	08-Jul-25
11 HANNAH CLOSE MELTON WEST VIC 3337	\$635,000	20-Oct-25
13 KRIS COURT MELTON WEST VIC 3337	\$645,000	26-Aug-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.

This Statement of Information was prepared on: 21 October 2025