

## 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

25 MCCULLOCH STREET MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$330,500

Property type

Land

Suburb

Melton South

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

4 FARRINGTON AVENUE MELTON SOUTH VIC 3338	\$350,000	13-Feb-25
32 TRUDEAU ROAD MELTON SOUTH VIC 3338	\$360,000	30-May-24
18 LAURIER AVENUE MELTON SOUTH VIC 3338	\$355,000	09-Apr-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: 08 July 2025



**4 FARRINGTON AVENUE MELTON SOUTH VIC 3338**



Sold Price

**\$350,000**

Sold Date

**13-Feb-25**

Distance

**0.45km**



**32 TRUDEAU ROAD MELTON SOUTH VIC 3338**



Sold Price

**\$360,000**

Sold Date

**30-May-24**

Distance

**0.09km**



**18 LAURIER AVENUE MELTON SOUTH VIC 3338**



Sold Price

**\$355,000**

Sold Date

**09-Apr-25**

Distance

**0.19km**

RS = Recent sale

UN = Undisclosed Sale

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