

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

3/39 ARGYLL 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

\$499,900

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Melton West

Period-from

01 Jun 2024

to

31 May 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

1 FLEMINGS AVENUE HARKNESS VIC 3337	\$480,000	07-Mar-25
50 GALLERY AVENUE HARKNESS VIC 3337	\$505,100	27-Dec-24
42 GALLERY AVENUE HARKNESS VIC 3337	\$480,000	16-Dec-24

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: 16 June 2025



**1 FLEMINGS AVENUE HARKNESS
VIC 3337**

Sold Price **\$480,000** Sold Date **07-Mar-25**

3 2 1

Distance **0.96km**

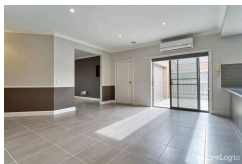


**50 GALLERY AVENUE HARKNESS
VIC 3337**

Sold Price **\$505,100** Sold Date **27-Dec-24**

3 2 1

Distance **0.99km**



**42 GALLERY AVENUE HARKNESS
VIC 3337**

Sold Price **\$480,000** Sold Date **16-Dec-24**

3 2 1

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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