

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

\$499,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Aug 2024

to

31 Jul 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

2/13 STACEY COURT HARKNESS VIC 3337	\$520,000	24-Jun-25
24 LINDA PLACE KURUNJANG VIC 3337	\$495,000	24-Feb-25
25 GOLDEN WATTLE WAY HARKNESS VIC 3337	\$515,000	21-May-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: 14 August 2025



**2/13 STACEY COURT HARKNESS
VIC 3337**

Sold Price

^{RS}

\$520,000

Sold Date

24-Jun-25

3

2

2

Distance

1.81km



**24 LINDA PLACE KURUNJANG VIC
3337**

Sold Price

\$495,000

Sold Date

24-Feb-25

3

2

1

Distance

1.62km



**25 GOLDEN WATTLE WAY
HARKNESS VIC 3337**

Sold Price

\$515,000

Sold Date

21-May-25

3

2

2

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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