

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 CANOPUS PLACE 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

\$639,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Jul 2024

to

30 Jun 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

108 WESTMELTON DRIVE MELTON WEST VIC 3337	\$648,000	14-Jul-25
35 RANFURLIE CIRCUIT MELTON WEST VIC 3337	\$655,000	16-Jul-25
10 CARLYON CLOSE MELTON WEST VIC 3337	\$655,000	13-Mar-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: 28 July 2025

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**108 WESTMELTON DRIVE MELTON
WEST VIC 3337**

 4  2  2

Sold Price

^{RS} **\$648,000**

Sold Date

14-Jul-25

Distance

0.42km



**35 RANFURLIE CIRCUIT MELTON
WEST VIC 3337**

 4  2  3

Sold Price

^{RS} **\$655,000**

Sold Date

16-Jul-25

Distance

1.45km



**10 CARLYON CLOSE MELTON
WEST VIC 3337**

 4  2  2

Sold Price

\$655,000

Sold Date

13-Mar-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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