

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 LUBY COURT MELTON 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Melton

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

| | | |
|---------------------------------|-----------|-----------|
| 89 VISTA DRIVE MELTON VIC 3337 | \$490,000 | 16-May-25 |
| 29 ROSINA DRIVE MELTON VIC 3337 | \$485,000 | 22-Feb-25 |
| 10 SCOTT STREET MELTON VIC 3337 | \$477,000 | 31-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: 18 July 2025



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89 VISTA DRIVE MELTON VIC 3337 Sold Price **\$490,000** Sold Date **16-May-25**

3 1 1

Distance **0.81km**



29 ROSINA DRIVE MELTON VIC 3337 Sold Price **\$485,000** Sold Date **22-Feb-25**

3 1 2

Distance **0.71km**



10 SCOTT STREET MELTON VIC 3337 Sold Price **\$477,000** Sold Date **31-Mar-25**

3 1 2

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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