

## 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 MAVI AVENUE MELTON VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$459,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton

Period-from

01 Sep 2024

to

31 Aug 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

29 MAVI AVENUE MELTON VIC 3337	\$493,000	03-Jun-25
5 POPLAR CLOSE MELTON VIC 3337	\$485,000	09-Apr-25
4 CASHIN COURT MELTON VIC 3337	\$470,000	16-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 September 2025