

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 PRINCESS 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

\$549,000

&

\$579,000

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

5 HEWSON STREET MELTON VIC 3337	\$575,000	07-Jun-25
39 LORIMER STREET MELTON VIC 3337	\$578,500	07-Apr-25
14 HAYNES COURT MELTON VIC 3337	\$560,000	27-Feb-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: 26 August 2025



**5 HEWSON STREET MELTON VIC
3337**

 3  2  -

Sold Price

\$575,000

Sold Date

07-Jun-25

Distance

1.03km



**39 LORIMER STREET MELTON VIC
3337**

 3  1  1

Sold Price

\$578,500

Sold Date

07-Apr-25

Distance

1.39km



**14 HAYNES COURT MELTON VIC
3337**

 3  2  2

Sold Price

\$560,000

Sold Date

27-Feb-25

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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