

## 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 RICHARD ROAD MELTON SOUTH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Melton South

Period-from

01 May 2024

to

30 Apr 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

8 RICHARD ROAD MELTON SOUTH VIC 3338	\$545,000	10-Aug-24
7 BERNARD DRIVE MELTON SOUTH VIC 3338	\$500,000	21-Jan-25
107 STATION ROAD MELTON SOUTH VIC 3338	\$556,000	26-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: 07 May 2025



**8 RICHARD ROAD MELTON SOUTH  
VIC 3338**

 4  2  4

Sold Price

**\$545,000**

Sold Date **10-Aug-24**

Distance **0.06km**



**7 BERNARD DRIVE MELTON  
SOUTH VIC 3338**

 3  1  2

Sold Price

**\$500,000**

Sold Date **21-Jan-25**

Distance **0.08km**



**107 STATION ROAD MELTON  
SOUTH VIC 3338**

 2  1  1

Sold Price

<sup>RS</sup> **\$556,000**

Sold Date **26-Feb-25**

Distance **0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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