

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

38/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338

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

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,250

Property type

Unit

Suburb

Melton South

Period-from

01 Jun 2024

to

31 May 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

16/3 AUSTIN PLACE MELTON SOUTH VIC 3338	\$415,000	19-Mar-25
4A OAKFIELD COURT MELTON SOUTH VIC 3338	\$415,000	10-Apr-25
14 BERNARD DRIVE MELTON SOUTH VIC 3338	\$413,500	30-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.~~

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**16/3 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  2  1

Sold Price **\$415,000** Sold Date **19-Mar-25**

Distance **0.83km**



**4A OAKFIELD COURT MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price Sold Date **10-Apr-25**

Distance **1.03km**



**14 BERNARD DRIVE MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price ^{RS} **\$413,500** Sold Date **30-Apr-25**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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