## 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

4/43 ACACIA CRESCENT 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	\$439,000	<del>or range</del> <del>between</del>		&	
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$380,000	Prop	erty type		Unit	Suburb	Melton South
Period-from	01 Sep 2024	to	31 Aug 2	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
1/28 COBURNS ROAD MELTON SOUTH VIC 3338	\$432,000	02-Jun-25
16/4 AUSTIN PLACE MELTON SOUTH VIC 3338	\$430,000	08-May-25
1/49 STAUGHTON STREET MELTON SOUTH VIC 3338	\$420,000	06-Jun-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: 09 September 2025

