

## 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 WETHERBY PLACE MELTON WEST VIC 3337

### 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

\$725,000

or range  
between

&

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 47 CARLYON CLOSE MELTON WEST VIC 3337     | \$690,000 | 26-Feb-25 |
| 17 THORNHILL STREET MELTON WEST VIC 3337  | \$635,000 | 16-Oct-24 |
| 22 MEADOW GLEN DRIVE MELTON WEST VIC 3337 | \$769,000 | 03-Mar-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: 04 August 2025



**47 CARLYON CLOSE MELTON  
 WEST VIC 3337**

 4  2  2

Sold Price **\$690,000** Sold Date **26-Feb-25**

Distance **0.14km**



**17 THORNHILL STREET MELTON  
 WEST VIC 3337**

 4  2  2

Sold Price **\$635,000** Sold Date **16-Oct-24**

Distance **0.18km**



**22 MEADOW GLEN DRIVE MELTON  
 WEST VIC 3337**

 4  2  2

Sold Price **\$769,000** Sold Date **03-Mar-25**

Distance **0.53km**



**16 PAUL HARRIS DRIVE MELTON  
 WEST VIC 3337**

 4  2  2

Sold Price **\$600,000** Sold Date **18-Oct-24**

Distance **0.21km**



**11 SUNDERLAND WAY MELTON  
 WEST VIC 3337**

 4  2  2

Sold Price <sup>RS</sup> **\$815,000** Sold Date **01-Jul-25**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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