

## 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

5/7-9 ONEILLS ROAD MELTON VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$349,000

&

\$369,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$379,000

Property type

Unit

Suburb

Melton

Period-from

01 Feb 2024

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/44A PALMERSTON STREET MELTON VIC 3337 | \$367,000 | 21-Jun-24 |
| 1/1 RESERVE ROAD WEST MELTON VIC 3337   | \$350,000 | 09-Dec-24 |
|                                         |           |           |

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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**1/44A PALMERSTON STREET  
MELTON VIC 3337**

 2  1  1

Sold Price **\$367,000** Sold Date **21-Jun-24**

Distance **0.66km**



**1/1 RESERVE ROAD WEST MELTON  
VIC 3337**

 2  1  1

Sold Price **\$350,000** Sold Date **09-Dec-24**

Distance **0.84km**

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

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