

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 LANG ROAD 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

\$549,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

House

Suburb

Melton South

Period-from

01 Sep 2024

to

31 Aug 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

7 CHARLES COURT MELTON SOUTH VIC 3338	\$605,000	18-Sep-25
19 LANG ROAD MELTON SOUTH VIC 3338	\$530,000	16-Aug-25
14 RICHARD ROAD MELTON SOUTH VIC 3338	\$530,000	12-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: 30 September 2025



**7 CHARLES COURT MELTON
SOUTH VIC 3338**

 3  1  2

Sold Price

^{RS}

\$605,000

Sold Date

18-Sep-25

Distance

0.36km



**19 LANG ROAD MELTON SOUTH
VIC 3338**

 3  1  2

Sold Price

\$530,000

Sold Date

16-Aug-25

Distance

0.16km



**14 RICHARD ROAD MELTON
SOUTH VIC 3338**

 3  1  2

Sold Price

Sold Date

12-Jun-25

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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