

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

6 GLAMIS PLACE MELTON WEST VIC 3337

Indicative selling price

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

Single Price

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,000

Property type

House

Suburb

Melton West

Period-from

01 May 2024

to

30 Apr 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 DOVER PLACE MELTON WEST VIC 3337	\$521,000	18-Dec-24
7 OLYMPIA PLACE MELTON WEST VIC 3337	\$483,000	07-Apr-25
4 FINDON WAY MELTON WEST VIC 3337	\$511,500	20-Nov-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.~~

This Statement of Information was prepared on: 15 May 2025



**1 DOVER PLACE MELTON WEST
VIC 3337**

3 2 2

Sold Price

\$521,000

Sold Date **18-Dec-24**

Distance **0.14km**



**7 OLYMPIA PLACE MELTON WEST
VIC 3337**

3 1 2

Sold Price

^{RS} **\$483,000** ^{UN}

Sold Date **07-Apr-25**

Distance **0.2km**



**4 FINDON WAY MELTON WEST
VIC 3337**

3 2 2

Sold Price

\$511,500

Sold Date **20-Nov-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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