

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 SUTTON GROVE 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

or range
between

\$550,000

&

\$600,000

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

1 SHERWOOD PLACE MELTON WEST VIC 3337	\$580,000	07-Jul-25
45 TANDARA CIRCUIT MELTON WEST VIC 3337	\$575,000	05-Jun-25
14 RIDGEWAY MELTON WEST VIC 3337	\$575,000	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: 20 August 2025

**1 SHERWOOD PLACE MELTON
WEST VIC 3337**

3 2 2

Sold Price

^{RS} **\$580,000**

Sold Date

07-Jul-25

Distance

0.34km**45 TANDARA CIRCUIT MELTON
WEST VIC 3337**

3 2 1

Sold Price

\$575,000

Sold Date

05-Jun-25

Distance

0.39km**14 RIDGEWAY MELTON WEST VIC
3337**

3 1 2

Sold Price

Sold Date

06-Jun-25

Distance

0.92km**RS** = Recent sale**UN** = Undisclosed Sale

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