

## 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 THE STRAND 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

\$739,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Melton

Period-from

01 Jul 2025

to

30 Jun 2026

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 6-8 MARINA DRIVE MELTON VIC 3337 | \$760,000 | 06-Aug-25 |
| 5 THE STRAND MELTON VIC 3337     | \$700,000 | 19-May-26 |
| 2 DRAKE COURT MELTON VIC 3337    | \$680,000 | 20-Apr-26 |

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: 27 July 2026

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### 6-8 MARINA DRIVE MELTON VIC 3337

 5  3  4

Sold Price **\$760,000** Sold Date **06-Aug-25**

Distance **1.3km**



### 5 THE STRAND MELTON VIC 3337

 4  2  2

Sold Price **\$700,000** Sold Date **19-May-26**

Distance **0.02km**



### 2 DRAKE COURT MELTON VIC 3337

 4  2  2

Sold Price **\$680,000** Sold Date **20-Apr-26**

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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