

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 WESTLAKE DRIVE 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

4 ENDEAVOUR PLACE MELTON WEST VIC 3337	\$550,000	09-May-25
6 SOUTHDEAN MELTON WEST VIC 3337	\$600,000	27-Apr-25
30 MEADOW GLEN DRIVE MELTON WEST VIC 3337	\$600,000	10-Apr-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: 22 August 2025



4 ENDEAVOUR PLACE MELTON WEST VIC 3337

Sold Price **\$550,000** Sold Date **09-May-25**

 4  2  2

Distance **0.19km**



6 SOUTHDEAN MELTON WEST VIC 3337

Sold Price **\$600,000** Sold Date **27-Apr-25**

 4  2  2

Distance **0.43km**



30 MEADOW GLEN DRIVE MELTON WEST VIC 3337

Sold Price Sold Date **10-Apr-25**

 4  2  2

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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