

## 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

60 BRIDGE ROAD MELTON SOUTH VIC 3338

### Indicative selling price

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

Single Price

\$400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Melton South

Period-from

01 Jun 2024

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 20 WARRANOOKE STREET MELTON SOUTH VIC 3338 | \$420,000 | 05-Mar-25 |
| 24 ELIZA PARK DRIVE MELTON SOUTH VIC 3338  | \$430,000 | 04-Nov-24 |
| 72 SHELTERBELT AVENUE WEIR VIEWS VIC 3338  | \$415,000 | 20-Mar-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: 10 June 2025



**20 WARRANOOKE STREET  
MELTON SOUTH VIC 3338**

Sold Price **\$420,000** Sold Date **05-Mar-25**

 - 
  - 
  -

Distance **0.57km**



**24 ELIZA PARK DRIVE MELTON  
SOUTH VIC 3338**

Sold Price **\$430,000** Sold Date **04-Nov-24**

 4 
  3 
  -

Distance **0.56km**



**72 SHELTERBELT AVENUE WEIR  
VIEWS VIC 3338**

Sold Price **\$415,000** Sold Date **20-Mar-25**

 4 
  2 
  2

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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