

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

8/200 MELROSE DRIVE TULLAMARINE VIC 3043

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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Flats

Suburb

Tullamarine

Period-from

01 Sep 2024

to

31 Aug 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

2/139 MELROSE DRIVE TULLAMARINE VIC 3043	\$362,500	05-Apr-25
2/368-370 MELROSE DRIVE TULLAMARINE VIC 3043	\$440,000	23-Apr-25
6/200 MELROSE DRIVE TULLAMARINE VIC 3043	\$355,000	26-Oct-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: 08 September 2025



**2/139 MELROSE DRIVE
TULLAMARINE VIC 3043**

2 1 1

Sold Price

\$362,500

Sold Date **05-Apr-25**

Distance **0.93km**



**2/368-370 MELROSE DRIVE
TULLAMARINE VIC 3043**

2 1 1

Sold Price

\$440,000

Sold Date **23-Apr-25**

Distance **1.32km**



**6/200 MELROSE DRIVE
TULLAMARINE VIC 3043**

2 1 2

Sold Price

\$355,000

Sold Date **26-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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