

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 THE TERRACE MELTON 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,000

Property type

House

Suburb

Melton

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

8 MANOR PLACE MELTON VIC 3337	\$705,200	28-May-24
32 DARLINGSFORD BOULEVARD MELTON VIC 3337	\$647,500	17-Feb-25
26 MAVI AVENUE MELTON VIC 3337	\$620,000	11-Jan-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: 25 June 2025



8 MANOR PLACE MELTON VIC 3337

4 2 2

Sold Price **\$705,200** Sold Date **28-May-24**

Distance **0.08km**



32 DARLINGSFORD BOULEVARD MELTON VIC 3337

4 2 -

Sold Price **\$647,500** Sold Date **17-Feb-25**

Distance **0.17km**



26 MAVI AVENUE MELTON VIC 3337

3 3 2

Sold Price **\$620,000** Sold Date **11-Jan-25**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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