

## 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

88 HILTON WAY MELTON WEST VIC 3337

### 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

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Melton West

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 7 SHEEPFOLD COURT MELTON WEST VIC 3337 | \$525,000 | 13-Mar-25 |
| 48 ARGYLL CIRCUIT MELTON WEST VIC 3337 | \$520,000 | 17-Mar-25 |
| 6 LARAINÉ PLACE MELTON WEST VIC 3337   | \$480,000 | 24-May-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: 11 June 2025



**7 SHEEPFOLD COURT MELTON  
WEST VIC 3337**

 3  1  1

Sold Price **\$525,000** Sold Date **13-Mar-25**

Distance **0.17km**



**48 ARGYLL CIRCUIT MELTON  
WEST VIC 3337**

 4  2  2

Sold Price **\$520,000** Sold Date **17-Mar-25**

Distance **0.93km**



**6 LARAINE PLACE MELTON WEST  
VIC 3337**

 3  1  2

Sold Price <sup>RS</sup> **\$480,000** Sold Date **24-May-25**

Distance **0.63km**

**RS** = Recent sale **UN** = Undisclosed Sale

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