

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

9/84 ALBERT DRIVE MELTON SOUTH VIC 3338

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

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Melton South

Period-from

01 Dec 2024

to

30 Nov 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

16/43 WICKHAM STREET MELTON SOUTH VIC 3338	\$405,000	06-Nov-25
28/35 WICKHAM STREET MELTON SOUTH VIC 3338	\$400,000	02-Oct-25
21 AYESHA AVENUE MELTON SOUTH VIC 3338	\$410,000	30-Jul-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: 04 December 2025



**16/43 WICKHAM STREET MELTON
SOUTH VIC 3338**

Sold Price

^{RS} **\$405,000**

Sold Date **06-Nov-25**

2 1 1

Distance **1.38km**



**28/35 WICKHAM STREET MELTON
SOUTH VIC 3338**

Sold Price

^{RS} **\$400,000**

Sold Date **02-Oct-25**

2 1 1

Distance **1.33km**



**21 AYESHA AVENUE MELTON
SOUTH VIC 3338**

Sold Price

\$410,000

Sold Date **30-Jul-25**

2 1 1

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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