

## 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 ANTHONY COURT 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

\$699,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Jul 2024

to

30 Jun 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

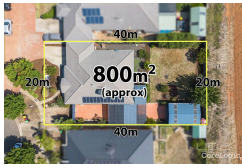
5 RIDGEWAY MELTON WEST VIC 3337	\$720,000	28-Feb-25
684 HIGH STREET MELTON WEST VIC 3337	\$720,000	22-Apr-25
7 WETHERBY PLACE MELTON WEST VIC 3337	\$737,000	14-Jun-25

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: 16 July 2025

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### 5 RIDGEWAY MELTON WEST VIC 3337

4 2 4

Sold Price **\$720,000** Sold Date **28-Feb-25**

Distance **1.81km**



### 684 HIGH STREET MELTON WEST VIC 3337

4 2 2

Sold Price <sup>RS</sup> **\$720,000** Sold Date **22-Apr-25**

Distance **1.9km**



### 7 WETHERBY PLACE MELTON WEST VIC 3337

4 2 2

Sold Price <sup>RS</sup> **\$737,000** Sold Date **14-Jun-25**

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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