

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

22 WILSON ROAD 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,500

Property type

House

Suburb

Melton South

Period-from

01 Sep 2025

to

31 Aug 2026

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

41 CONNELL DRIVE MELTON SOUTH VIC 3338	\$550,000	31-Jul-26
70 HUME AVENUE MELTON SOUTH VIC 3338	\$555,000	20-Apr-26
25 EXFORD ROAD MELTON SOUTH VIC 3338	\$547,000	02-Apr-26

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: 07 September 2026

Paul Tsigeridis
M 0421336633
E michael@hunterfrench.com.au



41 CONNELL DRIVE MELTON SOUTH VIC 3338 Sold Price **\$550,000** Sold Date **31-Jul-26**
Distance **0.25km**

3 1 2



70 HUME AVENUE MELTON SOUTH VIC 3338 Sold Price **\$555,000** Sold Date **20-Apr-26**
Distance **0.26km**

3 1 2



25 EXFORD ROAD MELTON SOUTH VIC 3338 Sold Price **\$547,000** Sold Date **02-Apr-26**
Distance **0.45km**

3 1 1

RS = Recent sale UN = Undisclosed Sale

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