

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

4/41 STAUGHTON STREET 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

\$358,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,500

Property type

Unit

Suburb

Melton South

Period-from

01 Jul 2024

to

30 Jun 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

8/43 WICKHAM STREET MELTON SOUTH VIC 3338	\$360,000	03-Jul-25
14/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$365,000	16-May-25
5/44A SECOND AVENUE MELTON SOUTH VIC 3338	-	01-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: 28 July 2025



8/43 WICKHAM STREET MELTON SOUTH VIC 3338

Sold Price

RS

\$360,000

Sold Date

03-Jul-25

2

1

1

Distance

0.16km



14/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338

Sold Price

\$365,000

Sold Date

16-May-25

2

1

1

Distance

0.29km



5/44A SECOND AVENUE MELTON SOUTH VIC 3338

Sold Price

RS UN

-

Sold Date

01-Jul-25

2

1

1

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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