

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

1/5 RAYMOND 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

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Other

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

5/30-34 PALMERSTON STREET MELTON VIC 3337	\$425,000	03-Mar-25
1/49 STAUGHTON STREET MELTON SOUTH VIC 3338	\$420,000	06-Jun-25
14 BERNARD DRIVE MELTON SOUTH VIC 3338	\$413,500	30-Apr-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: 29 July 2025



**5/30-34 PALMERSTON STREET
MELTON VIC 3337**

3 1 1

Sold Price **\$425,000** Sold Date **03-Mar-25**

Distance **0.93km**



**1/49 STAUGHTON STREET
MELTON SOUTH VIC 3338**

3 1 1

Sold Price **\$420,000** Sold Date **06-Jun-25**

Distance **1.37km**



**14 BERNARD DRIVE MELTON
SOUTH VIC 3338**

3 1 1

Sold Price **\$413,500** Sold Date **30-Apr-25**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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