

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

1/1 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2024

to

31 Oct 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

4/51-53 STATION ROAD MELTON SOUTH VIC 3338	\$386,000	08-Jul-25
2/5 RAYMOND STREET MELTON SOUTH VIC 3338	\$383,000	19-Aug-25
2/8 RESERVE ROAD WEST MELTON VIC 3337	\$375,000	18-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: 24 November 2025



4/51-53 STATION ROAD MELTON SOUTH VIC 3338 Sold Price **\$386,000** Sold Date **08-Jul-25**
Distance **0.75km**

2 1 1



2/5 RAYMOND STREET MELTON SOUTH VIC 3338 Sold Price **\$383,000** Sold Date **19-Aug-25**
Distance **0.05km**

2 - -



2/8 RESERVE ROAD WEST MELTON VIC 3337 Sold Price **\$375,000** Sold Date **18-Jul-25**
Distance **1.03km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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