

## 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

5 LAKEWOOD BOULEVARD MELTON VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2025

to

31 May 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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 1 SHEBLER PLACE MELTON VIC 3337 | \$583,000 | 10-Feb-26 |
| 40 MARINA DRIVE MELTON VIC 3337 | \$580,000 | 29-Apr-26 |
| 15 ROSINA DRIVE MELTON VIC 3337 | \$567,000 | 12-Feb-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: 15 June 2026



## 1 SHEBLER PLACE MELTON VIC 3337

3 2 2

Sold Price

**\$583,000**

Sold Date

**10-Feb-26**

Distance

**1.08km**



## 40 MARINA DRIVE MELTON VIC 3337

3 2 2

Sold Price

**\$580,000**

Sold Date

**29-Apr-26**

Distance

**1.41km**



## 15 ROSINA DRIVE MELTON VIC 3337

3 2 2

Sold Price

**\$567,000**

Sold Date

**12-Feb-26**

Distance

**1.78km**

RS = Recent sale

UN = Undisclosed Sale

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