

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 PAUL HARRIS DRIVE MELTON WEST VIC 3337

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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Melton West

Period-from

01 May 2025

to

30 Apr 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

6 GLENFIELD AVENUE MELTON WEST VIC 3337	\$955,000	22-Dec-25
10 SOVEREIGN BOULEVARD HARKNESS VIC 3337	\$1,250,000	13-Mar-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: 08 May 2026

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6 GLENFIELD AVENUE MELTON WEST VIC 3337

 5  3  3

Sold Price

\$955,000

Sold Date

22-Dec-25

Distance

0.2km



10 SOVEREIGN BOULEVARD HARKNESS VIC 3337

 6  3  5

Sold Price

^{RS} **\$1,250,000**

Sold Date

13-Mar-26

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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