

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 BONITO 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Melton South

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

3 EFFRON CLOSE MELTON SOUTH VIC 3338	\$540,000	14-Nov-25
46 ROCHFORD WAY MELTON SOUTH VIC 3338	\$547,000	03-May-26
19 FARRINGTON AVENUE MELTON SOUTH VIC 3338	\$585,000	05-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: 14 May 2026

AREA SPECIALIST

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**3 EFFRON CLOSE MELTON SOUTH
VIC 3338**

3 2 -

Sold Price

\$540,000

Sold Date **14-Nov-25**

Distance **0.09km**



**46 ROCHFORD WAY MELTON
SOUTH VIC 3338**

4 2 2

Sold Price

^{RS} **\$547,000**

Sold Date **03-May-26**

Distance **0.1km**



**19 FARRINGTON AVENUE MELTON
SOUTH VIC 3338**

3 2 -

Sold Price

\$585,000

Sold Date **05-Feb-26**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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