

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 BABINA AVENUE 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$326,250

Property type

Land

Suburb

Melton South

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

40 STEADFIELD CIRCUIT MELTON SOUTH VIC 3338	\$530,000	15-Apr-26
60 GUTHRIE DRIVE MELTON SOUTH VIC 3338	\$555,000	22-Jun-26
49 PINTAIL DRIVE MELTON SOUTH VIC 3338	\$570,000	07-May-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: 24 June 2026


40 STEADFIELD CIRCUIT MELTON SOUTH VIC 3338
 3  2  2

Sold Price

\$530,000

Sold Date

15-Apr-26

Distance

0.68km

60 GUTHRIE DRIVE MELTON SOUTH VIC 3338
 3  2  1

Sold Price

^{RS} **\$555,000**

Sold Date

22-Jun-26

Distance

0.14km

49 PINTAIL DRIVE MELTON SOUTH VIC 3338
 2  2  1

Sold Price

\$570,000

Sold Date

07-May-26

Distance

0.96km

14 FLINDERS ROAD MELTON SOUTH VIC 3338
 3  2  4

Sold Price

\$600,000

Sold Date

21-Apr-26

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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