

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 51 Westmelton Drive, Melton West, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$560,000

Median sale price

Median price \$540,000 Property Type House Suburb Melton West (3337)

Period - From 01/05/2024 to 30/04/2025 Source www.realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 FRIAR PLACE, MELTON WEST VIC 3337	\$530,000	12/03/2025
4 FERNEAUX PLACE, MELTON WEST VIC 3337	\$525,000	24/04/2025
7 SHEEPFOLD COURT, MELTON WEST VIC 3337	\$525,000	21/03/2025

This Statement of Information was prepared on: 29/05/2025