

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

3 ASTOR PLACE 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Melton West

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

44 ARGYLL CIRCUIT MELTON WEST VIC 3337	\$605,000	12-Jun-25
4 DENISE PLACE MELTON WEST VIC 3337	\$600,000	02-May-25
6 BISHOP PLACE MELTON WEST VIC 3337	\$600,000	30-Jan-25

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.~~

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	44 ARGYLL CIRCUIT MELTON WEST VIC 3337	Sold Price	^{RS} \$605,000	Sold Date	12-Jun-25
	 3  2  4			Distance	0.88km
	4 DENISE PLACE MELTON WEST VIC 3337	Sold Price	\$600,000	Sold Date	02-May-25
	 4  2  -			Distance	0.77km
	6 BISHOP PLACE MELTON WEST VIC 3337	Sold Price		Sold Date	30-Jan-25
	 4  2  4			Distance	0.59km

RS = Recent sale **UN** = Undisclosed Sale

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