

## 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

66 MONASH STREET MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Melton South

Period-from

01 Jul 2024

to

30 Jun 2025

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

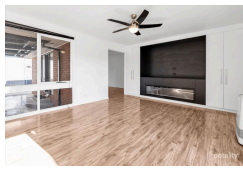
|  |           |           |
|--|-----------|-----------|
| 17 ACACIA CRESCENT MELTON SOUTH VIC 3338 | \$576,000 | 25-Jun-25 |
| 19 MOSS STREET MELTON SOUTH VIC 3338     | \$585,000 | 12-Mar-25 |
| 32 MITCHELL ROAD MELTON SOUTH VIC 3338   | \$595,000 | 14-Jul-25 |

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.~~

This Statement of Information was prepared on: 22 July 2025

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### 17 ACACIA CRESCENT MELTON SOUTH VIC 3338

 4  1  2

Sold Price

<sup>RS</sup>

**\$576,000**

Sold Date

**25-Jun-25**

Distance

**1.12km**



### 19 MOSS STREET MELTON SOUTH VIC 3338

 4  2  2

Sold Price

**\$585,000**

Sold Date

**12-Mar-25**

Distance

**0.84km**



### 32 MITCHELL ROAD MELTON SOUTH VIC 3338

 4  2  2

Sold Price

<sup>RS</sup>

**\$595,000**

Sold Date

**14-Jul-25**

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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