

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

9 ANTHONY COURT 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

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

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

5 RIDGEWAY MELTON WEST VIC 3337	\$720,000	28-Feb-25
684 HIGH STREET MELTON WEST VIC 3337	\$720,000	22-Apr-25
7 WETHERBY PLACE MELTON WEST VIC 3337	\$737,000	14-Jun-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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5 RIDGEWAY MELTON WEST VIC 3337

4 2 4

Sold Price **\$720,000** Sold Date **28-Feb-25**

Distance **1.81km**



684 HIGH STREET MELTON WEST VIC 3337

4 2 2

Sold Price ^{RS} **\$720,000** Sold Date **22-Apr-25**

Distance **1.9km**



7 WETHERBY PLACE MELTON WEST VIC 3337

4 2 2

Sold Price ^{RS} **\$737,000** Sold Date **14-Jun-25**

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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