

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 SCOTT STREET MELTON 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,000

Property type

House

Suburb

Melton

Period-from

01 Jun 2024

to

31 May 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

8 TERN COURT MELTON VIC 3337	\$435,000	09-Jan-25
50 QUAIL CRESCENT MELTON VIC 3337	\$435,000	07-Jan-25
181 CENTENARY AVENUE MELTON VIC 3337	\$425,000	07-May-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: 25 June 2025



8 TERN COURT MELTON VIC 3337 Sold Price **\$435,000** Sold Date **09-Jan-25**

 3  1  2

Distance **0.42km**



50 QUAIL CRESCENT MELTON VIC 3337 Sold Price ^{RS} **\$435,000** Sold Date **07-Jan-25**

 3  1  2

Distance **0.43km**



181 CENTENARY AVENUE MELTON VIC 3337 Sold Price ^{RS} **\$425,000** Sold Date **07-May-25**

 3  1  2

Distance **0.7km**

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

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