

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 HAYWOOD GROVE 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

\$380,000

&

\$410,000

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

4A OAKFIELD COURT MELTON SOUTH VIC 3338	\$415,000	10-Apr-25
2/17 TOOLERN STREET MELTON SOUTH VIC 3338	\$378,500	17-Apr-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: 08 July 2025



4A OAKFIELD COURT MELTON SOUTH VIC 3338

 2  1  1

Sold Price

\$415,000

Sold Date

10-Apr-25

Distance

3.5km



2/17 TOOLERN STREET MELTON SOUTH VIC 3338

 2  1  1

Sold Price

\$378,500

Sold Date

17-Apr-25

Distance

3.77km

RS = Recent sale

UN = Undisclosed Sale

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