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

101 PALMERSTON 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 betweer		\$369,000	&	\$399,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$477,500	Property type H		House	Suburb	Melton			
Period-from	01 Jul 2024	to	30 Jun 20	025	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	
3 IRVING ROAD MELTON VIC 3337	\$410,000	07-Feb-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

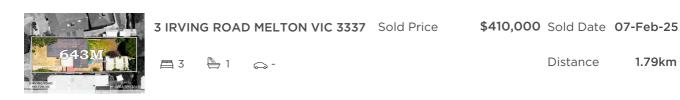


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- AJ Ankit jhanji
- P 03 9746 6000
- M 0406969737

E aj@barryplant.com.au



RS = Recent sale UN = Undisclosed Sale

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