

## 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

17 EQUINE CIRCUIT 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

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

9 EQUINE CIRCUIT MELTON SOUTH VIC 3338	\$573,000	17-Oct-24
3 EQUINE CIRCUIT MELTON SOUTH VIC 3338	\$575,000	26-Feb-25
12 EQUINE CIRCUIT MELTON SOUTH VIC 3338	\$633,000	21-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: 21 July 2025


**9 EQUINE CIRCUIT MELTON  
SOUTH VIC 3338**

 4
  2
  2

Sold Price

**\$573,000**

Sold Date

**17-Oct-24**

Distance

**0.04km**

**3 EQUINE CIRCUIT MELTON SOUTH  
VIC 3338**

 2
  2
  2

Sold Price

**\$575,000**

Sold Date

**26-Feb-25**

Distance

**0.07km**

**12 EQUINE CIRCUIT MELTON  
SOUTH VIC 3338**

 4
  2
  2

Sold Price

**\$633,000**

Sold Date

**21-Apr-25**

Distance

**0.09km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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