

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

3/39 ARGYLL CIRCUIT 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

\$489,000

&

\$529,000

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

1/40 TRETHOWAN AVENUE MELTON WEST VIC 3337	\$475,000	12-May-25
24 LINDA PLACE KURUNJANG VIC 3337	\$495,000	24-Feb-25
2/13 STACEY COURT HARKNESS VIC 3337	\$520,000	24-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.

This Statement of Information was prepared on: 15 July 2025



**1/40 TRETHOWAN AVENUE
MELTON WEST VIC 3337**

3 2 -

Sold Price **\$475,000** Sold Date **12-May-25**

Distance **1.37km**



**24 LINDA PLACE KURUNJANG VIC
3337**

3 2 1

Sold Price **\$495,000** Sold Date **24-Feb-25**

Distance **1.62km**



**2/13 STACEY COURT HARKNESS
VIC 3337**

3 2 2

Sold Price ^{RS} **\$520,000** Sold Date **24-Jun-25**

Distance **1.81km**

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

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