

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

6/59-61 STAUGHTON STREET MELTON SOUTH VIC 3338

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

\$339,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,500

Property type

Unit

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

4/63-65 STAUGHTON STREET MELTON SOUTH VIC 3338	\$371,000	22-Mar-25
14/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$365,000	16-May-25
1/27-33 KURRAJONG CRESCENT MELTON SOUTH VIC 3338	\$345,000	06-Mar-24

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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**4/63-65 STAUGHTON STREET
MELTON SOUTH VIC 3338**

 2  1  1

Sold Price **\$371,000** Sold Date **22-Mar-25**

Distance **0.04km**



**14/17 CRESTMONT DRIVE MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$365,000** Sold Date **16-May-25**

Distance **0.2km**



**1/27-33 KURRAJONG CRESCENT
MELTON SOUTH VIC 3338**

 2  1  1

Sold Price **\$345,000** Sold Date **06-Mar-24**

Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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