

## 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

14 BABINA AVENUE 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

\$609,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$361,000

Property type

Unit

Suburb

Melton South

Period-from

01 May 2024

to

30 Apr 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

5 YEOMAN STREET MELTON SOUTH VIC 3338	\$585,000	28-Aug-24
20 YEOMAN STREET MELTON SOUTH VIC 3338	\$590,000	04-Feb-25
41 HEMSWORTH ROAD WEIR VIEWS VIC 3338	\$635,000	11-Apr-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: 01 May 2025



**5 YEOMAN STREET MELTON  
SOUTH VIC 3338**

 4  2  2

Sold Price **\$585,000** Sold Date **28-Aug-24**

Distance **0.05km**



**20 YEOMAN STREET MELTON  
SOUTH VIC 3338**

 4  2  -

Sold Price **\$590,000** Sold Date **04-Feb-25**

Distance **0.08km**



**41 HEMSWORTH ROAD WEIR  
VIEWS VIC 3338**

 4  2  -

Sold Price **\$635,000** Sold Date **11-Apr-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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