

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

176 COBURNS ROAD 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
between

\$580,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Melton

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

47 WESTMELTON DRIVE MELTON WEST VIC 3337	\$612,200	04-Aug-25
8 BURLEIGH ROAD MELTON VIC 3337	\$592,000	16-Apr-25
2 BROLGA COURT MELTON VIC 3337	\$580,500	12-May-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: 06 August 2025



**47 WESTMELTON DRIVE MELTON
WEST VIC 3337**

 4  2  3

Sold Price

^{RS} **\$612,200** Sold Date **04-Aug-25**

Distance **0.79km**



**8 BURLEIGH ROAD MELTON VIC
3337**

 3  2  2

Sold Price

\$592,000 Sold Date **16-Apr-25**

Distance **1.74km**



**2 BROLGA COURT MELTON VIC
3337**

 3  2  2

Sold Price

\$580,500 Sold Date **12-May-25**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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