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	5/14-16 FAY STREET 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	$400,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$390,000	Property type	Unit	Suburb	Melton
Period-from	01 Feb 2025	to	31 Jan 2026	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
21/55-61 BARRIES ROAD MELTON VIC 3337	$390,000	18-Feb-26
1/29 MCKENZIE STREET MELTON VIC 3337	$418,000	23-Sep-25
7/28-34 PHILLIP STREET MELTON SOUTH VIC 3338	$382,000	08-Nov-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: 25 February 2026

Raine&Horne.

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21/55-61 BARRIES ROAD MELTON VIC 3337

2 1 1

Sold Price RS $390,000 Sold Date 18-Feb-26

Distance 0.22km



1/29 MCKENZIE STREET MELTON VIC 3337

2 1 1

Sold Price $418,000 Sold Date 23-Sep-25

Distance 0.55km



7/28-34 PHILLIP STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price $382,000 Sold Date 08-Nov-25

Distance 0.62km



3/18-20 HENRY STREET MELTON VIC 3337

2 1 2

Sold Price $420,000 Sold Date 13-Oct-25

Distance 0.71km



2/135 STATION ROAD MELTON SOUTH VIC 3338

2 1 1

Sold Price $390,000 Sold Date 23-Oct-25

Distance 0.77km

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

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