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	3/148 STATION 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	$375,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$375,000	Property type	Unit	Suburb	Melton
Period-from	01 Oct 2024	to	30 Sep 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
6/59-61 STAUGHTON STREET MELTON SOUTH VIC 3338	$369,000	24-Jul-25
5/44A SECOND AVENUE MELTON SOUTH VIC 3338	$375,000	27-May-25
2/8 RESERVE ROAD WEST MELTON VIC 3337	$375,000	18-Jul-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: 20 October 2025

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6/59-61 STAUGHTON STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price **$369,000** Sold Date **24-Jul-25**

Distance **1.68km**



5/44A SECOND AVENUE MELTON SOUTH VIC 3338

2 1 1

Sold Price **$375,000** Sold Date **27-May-25**

Distance **1.06km**



2/8 RESERVE ROAD WEST MELTON VIC 3337

2 1 1

Sold Price Sold Date **18-Jul-25**

Distance **0.74km**

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

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