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	8 Falcon Drive, Melton Vic 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $400,000 & $440,000

Median sale price*

Median price | Property Type | Suburb Melton

Period - From | to | Source

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 six 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
1	46 Barries Rd MELTON 3337	$441,300	13/05/2025
2	181 Centenary Av MELTON 3337	$425,000	07/05/2025
3	38 Falcon Dr MELTON 3337	$455,000	05/05/2025

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 six months.~~

This Statement of Information was prepared on: 06/06/2025 09:28

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

8 Falcon Drive, Melton Vic 3337

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3 1 3

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$400,000 - $440,000
No median price available

Comparable Properties



46 Barries Rd MELTON 3337 (REI)

3 1 2

Price: $441,300
Method: Sold Before Auction
Date: 13/05/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



181 Centenary Av MELTON 3337 (REI)

3 1 2

Price: $425,000
Method: Private Sale
Date: 07/05/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



38 Falcon Dr MELTON 3337 (REI/VG)

3 1 -

Price: $455,000
Method: Private Sale
Date: 05/05/2025
Property Type: House
Land Size: 582 sqm approx

Agent Comments

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