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 SHERWOOD PLACE MELTON WEST 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	House	Suburb	Melton West
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
1 SHERWOOD PLACE MELTON WEST VIC 3337	$580,000	07-Jul-25
46 FAIRCROFT DRIVE BROOKFIELD VIC 3338	$560,000	04-Mar-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: 15 August 2025

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1 SHERWOOD PLACE MELTON WEST VIC 3337

3 2 2

Sold Price RS $580,000 Sold Date 07-Jul-25

Distance 0.06km



46 FAIRCROFT DRIVE BROOKFIELD VIC 3338

3 2 2

Sold Price $560,000 Sold Date 04-Mar-25

Distance 0.29km

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

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