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 CANOPUS 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	$639,000	&	$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	House	Suburb	Melton West
Period-from	01 Jul 2024	to	30 Jun 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
108 WESTMELTON DRIVE MELTON WEST VIC 3337	$648,000	14-Jul-25
35 RANFURLIE CIRCUIT MELTON WEST VIC 3337	$655,000	16-Jul-25
10 CARLYON CLOSE MELTON WEST VIC 3337	$655,000	13-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.~~

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108 WESTMELTON DRIVE MELTON WEST VIC 3337

4 2 2

Sold Price RS $648,000 Sold Date 14-Jul-25

Distance 0.42km



35 RANFURLIE CIRCUIT MELTON WEST VIC 3337

4 2 3

Sold Price RS $655,000 Sold Date 16-Jul-25

Distance 1.45km



10 CARLYON CLOSE MELTON WEST VIC 3337

4 2 2

Sold Price $655,000 Sold Date 13-Mar-25

Distance 1.5km

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

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