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	2 PEPPERMINT LANE NORTH 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~~		or range between	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	House	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
3 VIM STREET MELTON VIC 3337	$495,000	05-Jul-24
1 EATON STREET MELTON SOUTH VIC 3338	$520,000	24-Jul-24
69 ANDREW STREET MELTON SOUTH VIC 3338	$512,500	13-Jun-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: 07 October 2025

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3 VIM STREET MELTON VIC 3337

3 2 2

Sold Price **$495,000** Sold Date **05-Jul-24**

Distance **0.79km**



1 EATON STREET MELTON SOUTH VIC 3338

3 2 2

Sold Price **$520,000** Sold Date **24-Jul-24**

Distance **0.9km**



69 ANDREW STREET MELTON SOUTH VIC 3338

3 2 2

Sold Price **$512,500** Sold Date **13-Jun-25**

Distance **0.9km**

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

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