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	11 SHEBLER PLACE 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	$589,000	&	$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	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
23 CURLEW CLOSE MELTON VIC 3337	$600,000	16-Aug-25
14 VISTA DRIVE MELTON VIC 3337	$638,500	07-Aug-25
176 COBURNS ROAD MELTON VIC 3337	$621,000	29-Aug-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: 01 October 2025

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23 CURLEW CLOSE MELTON VIC 3337

4 2 2

Sold Price RS $600,000 Sold Date 16-Aug-25

Distance 0.85km



14 VISTA DRIVE MELTON VIC 3337

4 2 2

Sold Price $638,500 Sold Date 07-Aug-25

Distance 0.92km



176 COBURNS ROAD MELTON VIC 3337

4 2 -

Sold Price RS $621,000 Sold Date 29-Aug-25

Distance 1.38km

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

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