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	2/21 MCKENZIE STREET 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	$429,000	&	$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$375,000	Property type	Unit	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
2/45-47 PALMERSTON STREET MELTON VIC 3337	$460,000	02-Oct-25
4/50 UNITT STREET MELTON VIC 3337	$453,000	01-Oct-25
2/49 SMOULT DRIVE KURUNJANG VIC 3337	$469,000	24-Sep-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: 21 October 2025

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2/45-47 PALMERSTON STREET MELTON VIC 3337

2 1 1

Sold Price RS **$460,000** Sold Date **02-Oct-25**

Distance **0.12km**



4/50 UNITT STREET MELTON VIC 3337

3 1 1

Sold Price RS **$453,000** Sold Date **01-Oct-25**

Distance **0.47km**



2/49 SMOULT DRIVE KURUNJANG VIC 3337

3 1 2

Sold Price RS **$469,000** Sold Date **24-Sep-25**

Distance **1.79km**

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

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