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	9 IRVING ROAD 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	$429,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	House	Suburb	Melton
Period-from	01 Sep 2024	to	31 Aug 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
5/45-47 MCKENZIE STREET MELTON VIC 3337	$400,000	28-Jun-25
16/4 AUSTIN PLACE MELTON SOUTH VIC 3338	$430,000	08-May-25
3/17-21 WESTMELTON DRIVE MELTON WEST VIC 3337	$429,000	07-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: 09 September 2025