

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

1/4 ASQUITH 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

\$425,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melton West

Period-from

01 Jan 2025

to

31 Dec 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

1/62 JAMES COOK DRIVE MELTON WEST VIC 3337	\$430,000	02-Oct-25
3/17-21 WESTMELTON DRIVE MELTON WEST VIC 3337	\$429,000	30-Jul-25
2/492 HIGH STREET MELTON VIC 3337	\$425,000	22-Nov-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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1/62 JAMES COOK DRIVE MELTON WEST VIC 3337 Sold Price **\$430,000** Sold Date **02-Oct-25**

 3  1  2

Distance **0.66km**



3/17-21 WESTMELTON DRIVE MELTON WEST VIC 3337 Sold Price **\$429,000** Sold Date **30-Jul-25**

 3  1  1

Distance **0.91km**



2/492 HIGH STREET MELTON VIC 3337 Sold Price **\$425,000** Sold Date **22-Nov-25**

 2  1  1

Distance **0.95km**

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

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