

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

21/55-61 BARRIES 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

or range
between

\$379,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,500

Property type

Unit

Suburb

Melton

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

17/41-45 GRETTEL GROVE MELTON VIC 3337	\$395,000	07-Sep-25
7/28-34 PHILLIP STREET MELTON SOUTH VIC 3338	\$382,000	08-Nov-25
2/135 STATION ROAD MELTON SOUTH VIC 3338	\$390,000	23-Oct-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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**17/41-45 GRETEL GROVE MELTON
VIC 3337**

 3  1  1

Sold Price

\$395,000

Sold Date **07-Sep-25**

Distance **0.24km**



**7/28-34 PHILLIP STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price

\$382,000

Sold Date **08-Nov-25**

Distance **0.44km**



**2/135 STATION ROAD MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price

\$390,000

Sold Date **23-Oct-25**

Distance **0.55km**

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

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