

## 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

5/25 STAUGHTON STREET MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$479,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Melton South

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/25 STAUGHTON STREET MELTON SOUTH VIC 3338	\$490,000	03-Feb-26
8 STEADFIELD CIRCUIT MELTON SOUTH VIC 3338	\$485,000	12-Feb-26
5 MAPSTONE COURT MELTON SOUTH VIC 3338	\$498,000	15-Jan-26

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: 27 February 2026



**1/25 STAUGHTON STREET MELTON** Sold Price  
**SOUTH VIC 3338**

 3  2  2

<sup>RS</sup> **\$490,000** Sold Date **03-Feb-26**

Distance **0km**



**8 STEADFIELD CIRCUIT MELTON** Sold Price  
**SOUTH VIC 3338**

 3  2  1

<sup>RS</sup> **\$485,000** Sold Date **12-Feb-26**

Distance **1.24km**



**5 MAPSTONE COURT MELTON** Sold Price  
**SOUTH VIC 3338**

 3  2  1

<sup>RS</sup> **\$498,000** Sold Date **15-Jan-26**

Distance **1.24km**

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

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