

## 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

3/24 EXFORD ROAD 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

\$429,000

&

\$459,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$403,500

Property type

Unit

Suburb

Melton South

Period-from

01 May 2025

to

30 Apr 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

Address of comparable property	Price	Date of sale
4/13 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$430,000	02-Mar-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.

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**4/13 BROOKLYN ROAD MELTON  
SOUTH VIC 3338**

 2  1  1

Sold Price

<sup>RS</sup> **\$430,000**

Sold Date **02-Mar-26**

Distance **0.33km**

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

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