

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

1/29 Acacia Crescent, Melton South Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$380,000

Median sale price

Median price \$416,250 Property Type Unit Suburb Melton South

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 six 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	11/17 Crestmont Dr MELTON SOUTH 3338	\$385,000	06/07/2026
2	8/14 Brooklyn Rd MELTON SOUTH 3338	\$385,000	28/04/2026
3	2/51-53 Station Rd MELTON SOUTH 3338	\$400,000	26/03/2026

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 six months.~~

This Statement of Information was prepared on:

30/07/2026 17:38



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
June quarter 2026: \$416,250

Comparable Properties



11/17 Crestmont Dr MELTON SOUTH 3338 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 06/07/2026
Property Type: Unit



8/14 Brooklyn Rd MELTON SOUTH 3338 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 28/04/2026
Property Type: Flat/Unit/Apartment (Res)



2/51-53 Station Rd MELTON SOUTH 3338 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 26/03/2026
Property Type: Unit
Land Size: 163 sqm approx