

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 ODETTE 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

\$609,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Melton West

Period-from

01 Jun 2025

to

31 May 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

2 DENISE PLACE MELTON WEST VIC 3337	\$667,000	07-Oct-25
7 BLAIRGOWRIE PLACE MELTON WEST VIC 3337	\$690,000	04-Mar-25
11 FARMER COURT MELTON WEST VIC 3337	\$705,000	14-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.~~

This Statement of Information was prepared on: 03 June 2026



**2 DENISE PLACE MELTON WEST
VIC 3337**

4 2 2

Sold Price

\$667,000

Sold Date **07-Oct-25**

Distance **0.08km**



**7 BLAIRGOWRIE PLACE MELTON
WEST VIC 3337**

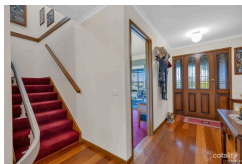
4 2 2

Sold Price

\$690,000

Sold Date **04-Mar-25**

Distance **0.32km**



**11 FARMER COURT MELTON WEST
VIC 3337**

4 2 6

Sold Price

\$705,000

Sold Date **14-Nov-25**

Distance **0.32km**



**5 HAYBALE PLACE MELTON WEST
VIC 3337**

4 2 2

Sold Price

\$690,000

Sold Date **25-Jul-25**

Distance **0.34km**



**20 MCKINNON COURT MELTON
WEST VIC 3337**

4 2 2

Sold Price

\$668,000

Sold Date **24-Sep-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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