

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 SHEBLER PLACE 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

\$580,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,000

Property type

House

Suburb

Melton

Period-from

01 Mar 2025

to

28 Feb 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

7 HORNBUCKLE CRESCENT MELTON VIC 3337	\$583,000	31-Jan-25
46 VISTA DRIVE MELTON VIC 3337	\$585,000	19-Aug-25
12 MASON COURT MELTON VIC 3337	\$585,000	24-Jul-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: 18 March 2026



**7 HORNBUCKLE CRESCENT
MELTON VIC 3337**

 4  2  1

Sold Price **\$583,000** Sold Date **31-Jan-25**

Distance **0.74km**



46 VISTA DRIVE MELTON VIC 3337

 3  2  2

Sold Price **\$585,000** Sold Date **19-Aug-25**

Distance **0.85km**



**12 MASON COURT MELTON VIC
3337**

 3  2  2

Sold Price

Sold Date **24-Jul-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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