

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 TOOHEY CLOSE MELTON SOUTH VIC 3338

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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,050

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

6 TOOHEY CLOSE MELTON SOUTH VIC 3338	\$420,000	12-Feb-26
8/84 ALBERT DRIVE MELTON SOUTH VIC 3338	\$410,000	09-Apr-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: 04 May 2026



6 TOOHEY CLOSE MELTON SOUTH VIC 3338 Sold Price **\$420,000** Sold Date **12-Feb-26**

2 2 1

Distance **0km**



8/84 ALBERT DRIVE MELTON SOUTH VIC 3338 Sold Price ^{RS} **\$410,000** Sold Date **09-Apr-26**

2 2 1

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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