

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

2/5 COVENTRY PLACE 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$403,500

Property type

Unit

Suburb

Melton South

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

2/7 COVENTRY PLACE MELTON SOUTH VIC 3338	\$420,000	23-Oct-25
20/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$425,000	20-Mar-26
41/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$430,000	27-Feb-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 June 2026



2/7 COVENTRY PLACE MELTON SOUTH VIC 3338

Sold Price

\$420,000

Sold Date

23-Oct-25
 3

 1

 1

Distance

0.04km


20/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338

Sold Price

\$425,000

Sold Date

20-Mar-26
 3

 1

 1

Distance

0.68km


41/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338

Sold Price

\$430,000

Sold Date

27-Feb-26
 3

 1

 1

Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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