

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 AMANDA COURT 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

\$579,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

House

Suburb

Melton

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

6 BITTERN STREET MELTON VIC 3337	\$590,000	23-Apr-26
60 CHURCH STREET MELTON VIC 3337	\$574,000	28-Jan-26
38 PENGUIN STREET MELTON VIC 3337	\$585,000	02-May-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: 10 June 2026



6 BITTERN STREET MELTON VIC 3337

 4  2  2

Sold Price

\$590,000

Sold Date

23-Apr-26

Distance

0.99km



60 CHURCH STREET MELTON VIC 3337

 4  1  4

Sold Price

\$574,000

Sold Date

28-Jan-26

Distance

0.91km



38 PENGUIN STREET MELTON VIC 3337

 4  1  2

Sold Price

\$585,000

Sold Date

02-May-26

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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