

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

20 LINLITHGOW WAY 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

\$559,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,570

Property type

House

Suburb

Melton West

Period-from

01 Jul 2025

to

30 Jun 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

5 LUMEA PLACE MELTON WEST VIC 3337	\$580,000	02-Apr-26
6 KASHMIR PLACE MELTON WEST VIC 3337	\$593,000	05-Mar-26
13 SHEEPFOLD COURT MELTON WEST VIC 3337	\$590,000	03-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.~~

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**5 LUMEA PLACE MELTON WEST
VIC 3337**

 3  2  4

Sold Price **\$580,000** Sold Date **02-Apr-26**

Distance **0.36km**



**6 KASHMIR PLACE MELTON WEST
VIC 3337**

 4  2  1

Sold Price **\$593,000** Sold Date **05-Mar-26**

Distance **0.37km**



**13 SHEEPFOLD COURT MELTON
WEST VIC 3337**

 3  1  2

Sold Price **\$590,000** Sold Date **03-Feb-26**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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