

## 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

3 CARTER ROAD MELTON VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### 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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 3 ATKIN STREET MELTON VIC 3337  | \$590,000 | 07-May-26 |
| 1 SHEBLER PLACE MELTON VIC 3337 | \$583,000 | 10-Feb-26 |
| 40 MARINA DRIVE MELTON VIC 3337 | \$580,000 | 29-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: 24 June 2026



**3 ATKIN STREET MELTON VIC 3337** Sold Price **\$590,000** Sold Date **07-May-26**

 3  2  2

Distance **0.59km**



**1 SHEBLER PLACE MELTON VIC 3337** Sold Price **\$583,000** Sold Date **10-Feb-26**

 3  2  2

Distance **1.44km**



**40 MARINA DRIVE MELTON VIC 3337** Sold Price **\$580,000** Sold Date **29-Apr-26**

 3  2  2

Distance **1.61km**

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

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