

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 NIRVANA PLACE 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

\$539,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Melton West

Period-from

01 Aug 2025

to

31 Jul 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 NIRVANA PLACE MELTON WEST VIC 3337	\$546,000	25-Jul-26
2 WINDSOR PLACE MELTON WEST VIC 3337	\$541,000	25-Mar-26
49 WALSINGHAM CRESCENT KURUNJANG VIC 3337	\$550,000	19-Aug-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: 26 August 2026

Jade Carberry

P 03 9746 6222

M 0424 929 727

E jadecarberry@fnnmelton.com.au



**6 NIRVANA PLACE MELTON WEST
VIC 3337**

 3  2  2

Sold Price

^{RS}

\$546,000

Sold Date

25-Jul-26

Distance

0.04km



**2 WINDSOR PLACE MELTON WEST
VIC 3337**

 3  2  2

Sold Price

\$541,000

Sold Date

25-Mar-26

Distance

0.17km



**49 WALSINGHAM CRESCENT
KURUNJANG VIC 3337**

 3  1  2

Sold Price

^{RS}

\$550,000

Sold Date

19-Aug-26

Distance

3.34km

RS = Recent sale

UN = Undisclosed Sale

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