

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 RAMONA 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

\$599,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Melton West

Period-from

01 Apr 2025

to

31 Mar 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

276 COBURNS ROAD KURUNJANG VIC 3337	\$631,500	17-Dec-25
506 HIGH STREET MELTON VIC 3337	\$630,200	23-Oct-25
37 LAGARNA DRIVE KURUNJANG VIC 3337	\$620,500	31-Oct-25

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: 22 April 2026



**276 COBURNS ROAD KURUNJANG
VIC 3337**

3 2 2

Sold Price

\$631,500

Sold Date

17-Dec-25

Distance

0.85km



**506 HIGH STREET MELTON VIC
3337**

3 1 1

Sold Price

\$630,200

Sold Date

23-Oct-25

Distance

1.02km



**37 LAGARNA DRIVE KURUNJANG
VIC 3337**

3 2 1

Sold Price

\$620,500

Sold Date

31-Oct-25

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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