

## 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

4 CARLYON CLOSE MELTON WEST 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

\$849,000

&

\$899,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 18 STABLEFORD CHASE HARKNESS VIC 3337  | \$900,000 | 20-Feb-26 |
| 9 SINCLAIR COURT HARKNESS VIC 3337     | \$890,000 | 18-Apr-26 |
| 326 CENTENARY AVENUE HARKNESS VIC 3337 | \$849,000 | 19-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: 14 July 2026


**18 STABLEFORD CHASE  
HARKNESS VIC 3337**

 4
  2
  3

Sold Price **\$900,000** Sold Date **20-Feb-26**

Distance **0.91km**


**9 SINCLAIR COURT HARKNESS VIC 3337**

 4
  4
  3

Sold Price <sup>RS</sup> **\$890,000** Sold Date **18-Apr-26**

Distance **1.69km**


**326 CENTENARY AVENUE  
HARKNESS VIC 3337**

 4
  2
  6

Sold Price **\$849,000** Sold Date **19-Apr-26**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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