

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

53 LAKEWOOD BOULEVARD MELTON 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

\$579,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Melton

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

37 DARLINGSFORD BOULEVARD MELTON VIC 3337	\$580,000	23-Jan-25
12 INEZ COURT MELTON VIC 3337	\$590,000	11-Dec-24
515 HIGH STREET MELTON VIC 3337	\$595,000	26-Feb-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: 27 May 2025

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**37 DARLINGSFORD BOULEVARD
MELTON VIC 3337**

 3  2  2

Sold Price **\$580,000** Sold Date **23-Jan-25**

Distance **0.41km**



12 INEZ COURT MELTON VIC 3337

 4  2  2

Sold Price **\$590,000** Sold Date **11-Dec-24**

Distance **1.06km**



**515 HIGH STREET MELTON VIC
3337**

 4  2  1

Sold Price ^{RS} **\$595,000** Sold Date **26-Feb-25**

Distance **1.96km**

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

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