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	6 CLOWES STREET MELTON SOUTH VIC 3338

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	$549,000	&	$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Melton South
Period-from	01 May 2025	to	30 Apr 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
8 BLAXLAND ROAD MELTON SOUTH VIC 3338	$562,067	20-Feb-26
10 FIRST AVENUE MELTON SOUTH VIC 3338	$570,000	14-Mar-26
45 BENNETT STREET MELTON SOUTH VIC 3338	$594,000	30-Jan-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: 04 May 2026

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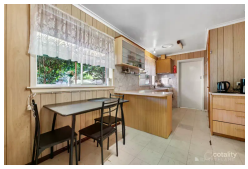
8 BLAXLAND ROAD MELTON SOUTH VIC 3338

3 1 2

Sold Price **$562,067** Sold Date **20-Feb-26**

Distance **0.72km**

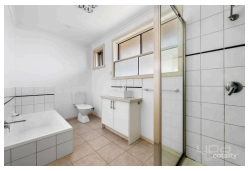


10 FIRST AVENUE MELTON SOUTH VIC 3338

3 1 2

Sold Price RS **$570,000** Sold Date **14-Mar-26**

Distance **1.02km**



45 BENNETT STREET MELTON SOUTH VIC 3338

3 2 2

Sold Price **$594,000** Sold Date **30-Jan-26**

Distance **0.28km**

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

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