

## 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 THE STRAND MELTON 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

\$749,000

&

\$809,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,000

Property type

House

Suburb

Melton

Period-from

01 Jun 2025

to

31 May 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

2 DRAKE COURT MELTON VIC 3337	\$680,000	11-May-26
23 DARLINGSFORD BOULEVARD MELTON VIC 3337	\$653,000	12-May-26
64 HENRY STREET MELTON VIC 3337	\$920,000	11-Dec-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: 11 June 2026



**2 DRAKE COURT MELTON VIC 3337**

 4  2  2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**11-May-26**

Distance

**1.65km**



**23 DARLINGSFORD BOULEVARD MELTON VIC 3337**

 4  2  2

Sold Price

<sup>RS</sup> **\$653,000**

Sold Date

**12-May-26**

Distance

**0.14km**



**64 HENRY STREET MELTON VIC 3337**

 5  2  2

Sold Price

**\$920,000**

Sold Date

**11-Dec-25**

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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