

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

8 ARNOLD COURT 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

\$569,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

House

Suburb

Melton

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

3 ATKIN STREET MELTON VIC 3337	\$590,000	07-May-26
14 ATKIN STREET MELTON VIC 3337	\$605,000	12-Jun-26
172 STATION ROAD MELTON VIC 3337	\$592,000	20-Aug-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: 01 July 2026



3 ATKIN STREET MELTON VIC 3337 Sold Price **\$590,000** Sold Date **07-May-26**

 3  2  2

Distance **0.05km**



14 ATKIN STREET MELTON VIC 3337 Sold Price ^{RS} **\$605,000** Sold Date **12-Jun-26**

 3  1  2

Distance **0.11km**



172 STATION ROAD MELTON VIC 3337 Sold Price **\$592,000** Sold Date **20-Aug-25**

 3  1  2

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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