

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 CARNARVON PLACE MELTON WEST 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Melton West

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

3 FERNBERG PLACE MELTON WEST VIC 3337	\$580,000	21-Feb-26
10 ARGYLL CIRCUIT MELTON WEST VIC 3337	\$550,000	04-May-26
1 DEVON PLACE MELTON WEST VIC 3337	\$495,000	15-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: 11 June 2026

Kate McGlone
P 97468899
M 0401853244
E kmcglone@ypa.com.au



**3 FERNBERG PLACE MELTON
WEST VIC 3337**

4 2 2

Sold Price **\$580,000** Sold Date **21-Feb-26**

Distance **0.13km**



**10 ARGYLL CIRCUIT MELTON
WEST VIC 3337**

3 1 2

Sold Price **\$550,000** Sold Date **04-May-26**

Distance **0.08km**



**1 DEVON PLACE MELTON WEST
VIC 3337**

3 2 2

Sold Price **\$495,000** Sold Date **15-Apr-26**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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