

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 JONSON AVENUE 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

\$689,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,000

Property type

House

Suburb

Melton West

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

7 BLAIRGOWRIE PLACE MELTON WEST VIC 3337	\$690,000	04-Mar-25
47 CARLYON CLOSE MELTON WEST VIC 3337	\$690,000	11-Mar-25
5 RIDGEWAY MELTON WEST VIC 3337	\$720,000	28-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: 23 May 2025

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**7 BLAIRGOWRIE PLACE MELTON
WEST VIC 3337**

Sold Price **\$690,000** Sold Date **04-Mar-25**

4 2 -

Distance **1.4km**



**47 CARLYON CLOSE MELTON
WEST VIC 3337**

Sold Price ^{RS} **\$690,000** Sold Date **11-Mar-25**

4 2 2

Distance **0.88km**



**5 RIDGEWAY MELTON WEST VIC
3337**

Sold Price **\$720,000** Sold Date **28-Feb-25**

4 2 4

Distance **0.65km**

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

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