

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

2 EARL 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

\$629,000

&

\$679,000

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

4 ANTHONY COURT MELTON WEST VIC 3337	\$675,000	08-May-26
6 OLYMPIA PLACE MELTON WEST VIC 3337	\$660,000	30-Mar-26
256 BULMANS ROAD MELTON WEST VIC 3337	\$627,500	09-Jun-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: 26 June 2026



4 ANTHONY COURT MELTON WEST VIC 3337

4 2 2

Sold Price

^{RS} **\$675,000**

Sold Date **08-May-26**

Distance **0.47km**



6 OLYMPIA PLACE MELTON WEST VIC 3337

3 2 1

Sold Price

\$660,000

Sold Date **30-Mar-26**

Distance **0.66km**



256 BULMANS ROAD MELTON WEST VIC 3337

4 2 5

Sold Price

^{RS} **\$627,500**

Sold Date **09-Jun-26**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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