

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 HOWE COURT MELTON SOUTH VIC 3338

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

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Melton South

Period-from

01 Mar 2025

to

28 Feb 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 BOYD COURT MELTON SOUTH VIC 3338	\$795,000	14-Nov-25
41 REES ROAD MELTON SOUTH VIC 3338	\$780,000	20-Sep-25
19 ALBERT DRIVE MELTON SOUTH VIC 3338	\$745,000	16-Jan-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: 18 March 2026



**3 BOYD COURT MELTON SOUTH
VIC 3338**

 1  3  4

Sold Price **\$795,000** Sold Date **14-Nov-25**

Distance **1.77km**

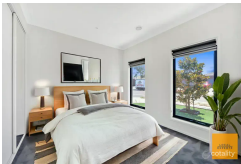


**41 REES ROAD MELTON SOUTH
VIC 3338**

 4  2  2

Sold Price **\$780,000** Sold Date **20-Sep-25**

Distance **0.25km**



**19 ALBERT DRIVE MELTON SOUTH
VIC 3338**

 4  2  2

Sold Price **\$745,000** Sold Date **16-Jan-26**

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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