

## 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

14 UPLANDS CRESCENT MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### 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 NIGHTJAR PLACE MELTON SOUTH VIC 3338	\$767,770	04-Apr-25
2 UPLANDS CRESCENT MELTON SOUTH VIC 3338	\$749,000	03-Mar-25
4 PINTAIL DRIVE MELTON SOUTH VIC 3338	\$765,000	02-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: 11 March 2026


**3 NIGHTJAR PLACE MELTON SOUTH VIC 3338**
 3  -  -

Sold Price

**\$767,770**

 Sold Date **04-Apr-25**

 Distance **0.02km**

**2 UPLANDS CRESCENT MELTON SOUTH VIC 3338**
 4  2  -

Sold Price

**\$749,000**

 Sold Date **03-Mar-25**

 Distance **0.08km**

**4 PINTAIL DRIVE MELTON SOUTH VIC 3338**
 4  2  2

Sold Price

**\$765,000**

 Sold Date **02-Aug-25**

 Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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