

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

4 TOOLERN STREET 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

\$599,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Melton South

Period-from

01 Apr 2025

to

31 Mar 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

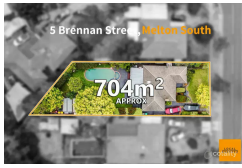
Date of sale

5 BRENNAN STREET MELTON SOUTH VIC 3338	\$652,650	21-Feb-26
19 STAUGHTON STREET MELTON SOUTH VIC 3338	\$710,000	21-Nov-25
15 CONNELL DRIVE MELTON SOUTH VIC 3338	\$600,000	15-Oct-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: 20 April 2026



5 BRENNAN STREET MELTON SOUTH VIC 3338

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Sold Price

^{RS} **\$652,650**

Sold Date

21-Feb-26

Distance

0.18km



19 STAUGHTON STREET MELTON SOUTH VIC 3338

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Sold Price

\$710,000

Sold Date

21-Nov-25

Distance

0.24km



15 CONNELL DRIVE MELTON SOUTH VIC 3338

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Sold Price

\$600,000

Sold Date

15-Oct-25

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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