

## 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

2/9 RAYMOND STREET 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

\$379,000

&

\$409,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

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

2/58 ANDREW STREET MELTON SOUTH VIC 3338	\$396,000	12-Dec-25
21/55-61 BARRIES ROAD MELTON VIC 3337	\$390,000	13-Feb-26
1/51-53 STATION ROAD MELTON SOUTH VIC 3338	\$400,000	23-Dec-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: 15 April 2026



**2/58 ANDREW STREET MELTON  
 SOUTH VIC 3338**

 2  1  1

Sold Price **\$396,000** Sold Date **12-Dec-25**

Distance **0.06km**



**21/55-61 BARRIES ROAD MELTON  
 VIC 3337**

 2  1  1

Sold Price **\$390,000** Sold Date **13-Feb-26**

Distance **0.76km**



**1/51-53 STATION ROAD MELTON  
 SOUTH VIC 3338**

 2  1  1

Sold Price **\$400,000** Sold Date **23-Dec-25**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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