

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

3/28 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

\$379,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,050

Property type

Unit

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

2/22 CREEK STREET MELTON SOUTH VIC 3338	\$386,000	10-Nov-25
2/17 TOOLERN STREET MELTON SOUTH VIC 3338	\$378,500	17-Apr-25
1/15 TOOLERN STREET MELTON SOUTH VIC 3338	\$373,000	06-Apr-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: 14 April 2026



**2/22 CREEK STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$386,000** Sold Date **10-Nov-25**

Distance **0.14km**



**2/17 TOOLERN STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$378,500** Sold Date **17-Apr-25**

Distance **0.16km**



**1/15 TOOLERN STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$373,000** Sold Date **06-Apr-25**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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