

## 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

52 BENNETT 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

\$569,000

&

\$599,000

### 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

28 MANSON DRIVE MELTON SOUTH VIC 3338	\$595,000	13-Feb-26
34 LAVARACK STREET MELTON SOUTH VIC 3338	\$587,000	28-Mar-26
10 FIRST AVENUE MELTON SOUTH VIC 3338	\$570,000	14-Mar-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: 28 April 2026


**28 MANSON DRIVE MELTON  
SOUTH VIC 3338**
 3  1  2

Sold Price

**\$595,000**

Sold Date

**13-Feb-26**

Distance

**0.98km**

**34 LAVARACK STREET MELTON  
SOUTH VIC 3338**
 3  1  2

Sold Price

<sup>RS</sup> **\$587,000**

Sold Date

**28-Mar-26**

Distance

**0.45km**

**10 FIRST AVENUE MELTON SOUTH  
VIC 3338**
 3  1  2

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**14-Mar-26**

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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