

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

8/39 SCOTT STREET MELTON VIC 3337

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

\$419,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Melton

Period-from

01 Feb 2025

to

31 Jan 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

2/492 HIGH STREET MELTON VIC 3337	\$425,000	22-Nov-25
2/45-47 PALMERSTON STREET MELTON VIC 3337	\$460,000	03-Oct-25
2/21 MCKENZIE STREET MELTON VIC 3337	\$460,000	10-Nov-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: 24 February 2026



2/492 HIGH STREET MELTON VIC 3337

Sold Price **\$425,000** Sold Date **22-Nov-25**

2 1 1

Distance **0.91km**



2/45-47 PALMERSTON STREET MELTON VIC 3337

Sold Price **\$460,000** Sold Date **03-Oct-25**

2 1 1

Distance **1.17km**



2/21 MCKENZIE STREET MELTON VIC 3337

Sold Price

Sold Date **10-Nov-25**

2 2 1

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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