

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

5 VALERIAN 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Melton South

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

9 VALERIAN STREET MELTON SOUTH VIC 3338	\$670,000	24-Nov-25
34 COOK ROAD MELTON SOUTH VIC 3338	\$662,500	07-Feb-26
69 HAWKESTONE STREET MELTON SOUTH VIC 3338	\$677,000	06-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: 27 February 2026



**9 VALERIAN STREET MELTON
SOUTH VIC 3338**

4 2 2

Sold Price **\$670,000** Sold Date **24-Nov-25**

Distance **0.03km**



**34 COOK ROAD MELTON SOUTH
VIC 3338**

4 2 2

Sold Price ^{RS} **\$662,500** Sold Date **07-Feb-26**

Distance **0.99km**



**69 HAWKESTONE STREET
MELTON SOUTH VIC 3338**

4 2 2

Sold Price **\$677,000** Sold Date **06-Nov-25**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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