

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

41/17 CRESTMONT DRIVE 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

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

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

7/63-65 STAUGHTON STREET MELTON SOUTH VIC 3338	\$430,000	26-Jan-26
2/49 STAUGHTON STREET MELTON SOUTH VIC 3338	\$430,000	19-Oct-25
25A REES ROAD MELTON SOUTH VIC 3338	\$440,000	12-Sep-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: 16 February 2026



**7/63-65 STAUGHTON STREET
MELTON SOUTH VIC 3338**

 3  1  2

Sold Price ^{RS} **\$430,000** ^{UN} Sold Date **26-Jan-26**

Distance **0.21km**



**2/49 STAUGHTON STREET
MELTON SOUTH VIC 3338**

 3  1  1

Sold Price **\$430,000** Sold Date **19-Oct-25**

Distance **0.24km**



**25A REES ROAD MELTON SOUTH
VIC 3338**

 3  1  1

Sold Price **\$440,000** Sold Date **12-Sep-25**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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