

## 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

9 MULLANS 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

\$449,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

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

29 WALTON STREET MELTON SOUTH VIC 3338	\$480,000	29-Sep-25
17 CANTERBURY CIRCUIT MELTON SOUTH VIC 3338	\$459,000	17-Sep-25

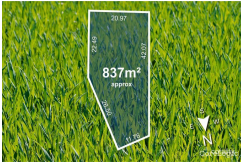
OR

**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.

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**29 WALTON STREET MELTON  
 SOUTH VIC 3338**

Sold Price **\$480,000** Sold Date **29-Sep-25**

- - -

Distance **0.77km**



**17 CANTERBURY CIRCUIT MELTON  
 SOUTH VIC 3338**

Sold Price **\$459,000** Sold Date **17-Sep-25**

- - -

Distance **1.8km**

RS = Recent sale      UN = Undisclosed Sale

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