

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

34/62 ANDREW 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

\$449,000

&

\$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

| | | |
|-------------------------------------------|-----------|-----------|
| 35/62 ANDREW STREET MELTON SOUTH VIC 3338 | \$445,000 | 21-Jan-26 |
| 6/62 ANDREW STREET MELTON SOUTH VIC 3338 | \$370,000 | 27-Feb-25 |
| 8/62 ANDREW STREET MELTON SOUTH VIC 3338 | \$360,000 | 23-Oct-24 |

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: 09 February 2026



**35/62 ANDREW STREET MELTON
 SOUTH VIC 3338**

Sold Price

^{RS} **\$445,000**

Sold Date

21-Jan-26

 3  1  1

Distance

0km



**6/62 ANDREW STREET MELTON
 SOUTH VIC 3338**

Sold Price

\$370,000

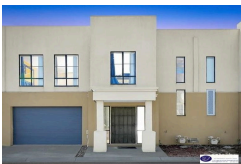
Sold Date

27-Feb-25

 3  1  1

Distance

0km



**8/62 ANDREW STREET MELTON
 SOUTH VIC 3338**

Sold Price

\$360,000

Sold Date

23-Oct-24

 3  1  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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