

## 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

16 BOLTON 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

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2024

to

31 Jul 2025

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

|  |           |           |
|--|-----------|-----------|
| 93 ALBERT DRIVE MELTON SOUTH VIC 3338      | \$600,000 | 13-Mar-25 |
| 2 VALERIAN STREET MELTON SOUTH VIC 3338    | \$605,000 | 13-Jun-25 |
| 18 HAWKESTONE STREET MELTON SOUTH VIC 3338 | \$620,000 | 29-Mar-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: 04 August 2025



**93 ALBERT DRIVE MELTON SOUTH VIC 3338** Sold Price **\$600,000** Sold Date **13-Mar-25**  
 Distance **0.12km**

 3  2  2



**2 VALERIAN STREET MELTON SOUTH VIC 3338** Sold Price **\$605,000** Sold Date **13-Jun-25**  
 Distance **0.25km**

 4  2  2



**18 HAWKESTONE STREET MELTON SOUTH VIC 3338** Sold Price **\$620,000** Sold Date **29-Mar-25**  
 Distance **0.38km**

 4  2  -

RS = Recent sale      UN = Undisclosed Sale

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