

## 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

LOT 1126/37 STUDLEY 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

\$589,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Melton South

Period-from

01 Jan 2025

to

31 Dec 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

179 REES ROAD WEIR VIEWS VIC 3338	\$595,000	12-Jan-26
10 EDGEWATER BOULEVARD WEIR VIEWS VIC 3338	\$705,000	02-Sep-25
12 EDGEWATER BOULEVARD WEIR VIEWS VIC 3338	\$660,000	13-Oct-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: 29 January 2026