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	51/200 MELROSE DRIVE TULLAMARINE VIC 3043

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	$430,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	Tullamarine
Period-from	01 Jun 2025	to	31 May 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
30/200 MELROSE DRIVE TULLAMARINE VIC 3043	$425,000	25-Dec-25
3/103-105 MICKLEHAM ROAD TULLAMARINE VIC 3043	$470,000	16-Apr-26
2/21 BROADMEADOWS ROAD TULLAMARINE VIC 3043	$428,000	10-Apr-26

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: 01 June 2026

Gladstone Park
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30/200 MELROSE DRIVE TULLAMARINE VIC 3043

2 1 1

Sold Price **$425,000** Sold Date **25-Dec-25**

Distance **0km**



3/103-105 MICKLEHAM ROAD TULLAMARINE VIC 3043

2 1 1

Sold Price RS **$470,000** Sold Date **16-Apr-26**

Distance **0.23km**



2/21 BROADMEADOWS ROAD TULLAMARINE VIC 3043

2 1 1

Sold Price RS **$428,000** Sold Date **10-Apr-26**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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