

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

2 GLENEAGLES DRIVE MELTON WEST VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

\$739,000 To \$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$597,500	Property type	House	Suburb	Melton West
Period-from	01 Apr 2025	to	31 Mar 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
14 GLENEAGLES DRIVE MELTON WEST VIC 3337	\$900,000	12-Sep-25
14 MCIVOR COURT MELTON WEST VIC 3337	\$865,000	16-Sep-25
9 MCIVOR COURT MELTON WEST VIC 3337	\$804,000	25-Mar-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: 08 April 2026


14 GLENEAGLES DRIVE MELTON WEST VIC 3337

 Sold Price **\$900,000** Sold Date **12-Sep-25**
 4  2  4

 Distance **0.12km**

14 MCIVOR COURT MELTON WEST VIC 3337

 Sold Price **\$865,000** Sold Date **16-Sep-25**
 4  2  4

 Distance **0.3km**

9 MCIVOR COURT MELTON WEST VIC 3337

 Sold Price ^{RS} **\$804,000** Sold Date **25-Mar-26**
 5  2  2

 Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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