

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

52 STOCKWELL 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

\$572,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$403,500

Property type

Unit

Suburb

Melton South

Period-from

01 May 2025

to

30 Apr 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

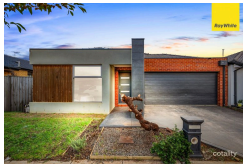
Date of sale

32 SCORPIO ROAD WEIR VIEWS VIC 3338	\$570,000	27-Apr-26
4 MONACO GROVE STRATHULLOH VIC 3338	\$570,000	19-Feb-26
20 BROUGHTON AVENUE COBBLEBANK VIC 3338	\$562,000	09-Feb-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: 11 May 2026



**32 SCORPIO ROAD WEIR VIEWS
VIC 3338**

 4  2  2

Sold Price

^{RS} **\$570,000**

Sold Date **27-Apr-26**

Distance **0.72km**



**4 MONACO GROVE
STRATHTULLOH VIC 3338**

 3  2  2

Sold Price

\$570,000

Sold Date **19-Feb-26**

Distance **1.29km**



**20 BROUGHTON AVENUE
COBBLEBANK VIC 3338**

 3  2  2

Sold Price

\$562,000

Sold Date **09-Feb-26**

Distance **1.59km**

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

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