

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$769,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Melton West

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

3 GLENFIELD AVENUE MELTON WEST VIC 3337	\$750,000	27-Nov-25
3 SOPHIA PLACE MELTON WEST VIC 3337	\$815,000	19-Dec-25
27 GLENFIELD AVENUE MELTON WEST VIC 3337	\$750,000	30-Jul-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: 27 January 2026



**3 GLENFIELD AVENUE MELTON WEST VIC 3337**

 4  2  2

Sold Price **\$750,000** Sold Date **27-Nov-25**

Distance **1.13km**



**3 SOPHIA PLACE MELTON WEST VIC 3337**

 4  3  4

Sold Price <sup>RS</sup> **\$815,000** Sold Date **19-Dec-25**

Distance **1.62km**



**27 GLENFIELD AVENUE MELTON WEST VIC 3337**

 3  2  8

Sold Price **\$750,000** Sold Date **30-Jul-25**

Distance **1.15km**

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

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