

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

3 RISSON 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

or range
between

\$529,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2024

to

31 Jul 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

2 STAFFORD STREET MELTON SOUTH VIC 3338	\$565,000	30-May-25
20 BRENNAN STREET MELTON SOUTH VIC 3338	\$570,000	12-May-25
52 MONASH STREET MELTON SOUTH VIC 3338	\$530,000	01-Jun-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: 18 August 2025