

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 PRINCESS PLACE 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)

Single Price

or range
between

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

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

5 HEWSON STREET MELTON VIC 3337	\$575,000	07-Jun-25
39 LORIMER STREET MELTON VIC 3337	\$578,500	07-Apr-25
14 HAYNES COURT MELTON VIC 3337	\$560,000	27-Feb-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: 26 August 2025



5 HEWSON STREET MELTON VIC 3337

3 2 -

Sold Price **\$575,000** Sold Date **07-Jun-25**

Distance **1.03km**



39 LORIMER STREET MELTON VIC 3337

3 1 1

Sold Price **\$578,500** Sold Date **07-Apr-25**

Distance **1.39km**



14 HAYNES COURT MELTON VIC 3337

3 2 2

Sold Price **\$560,000** Sold Date **27-Feb-25**

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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