

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

5 CRESTMONT DRIVE 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Melton South

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

7 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$835,000	25-Mar-26
57 STAUGHTON STREET MELTON SOUTH VIC 3338	\$885,000	26-Mar-25
20 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$780,000	10-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: 21 April 2026


**7 CRESTMONT DRIVE MELTON
SOUTH VIC 3338**
 6
  3
  1

Sold Price

RS

\$835,000

Sold Date

25-Mar-26

Distance

0.02km

**57 STAUGHTON STREET MELTON
SOUTH VIC 3338**
 3
  1
  8

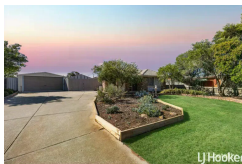
Sold Price

\$885,000

Sold Date

26-Mar-25

Distance

0.12km

**20 CRESTMONT DRIVE MELTON
SOUTH VIC 3338**
 5
  2
  4

Sold Price

\$780,000

Sold Date

10-Jul-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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