

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

7 SHALIMAR 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Melton West

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

2 CYPRUS PLACE MELTON WEST VIC 3337	\$730,000	29-Dec-25
9 ANTHONY COURT MELTON WEST VIC 3337	\$730,000	09-Aug-25
11 FARMER COURT MELTON WEST VIC 3337	\$705,000	14-Nov-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: 04 May 2026


**2 CYPRUS PLACE MELTON WEST
VIC 3337**
 4  2  2

Sold Price

\$730,000

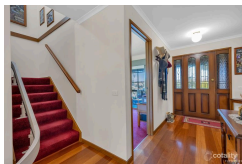
 Sold Date **29-Dec-25**

 Distance **0.09km**

**9 ANTHONY COURT MELTON
WEST VIC 3337**
 4  2  6

Sold Price

 Sold Date **09-Aug-25**

 Distance **0.29km**

**11 FARMER COURT MELTON WEST
VIC 3337**
 4  2  6

Sold Price

\$705,000

 Sold Date **14-Nov-25**

 Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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