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	16/43 WICKHAM 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	$369,000	&	$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$380,000	Property type	Unit	Suburb	Melton South
Period-from	01 Oct 2024	to	30 Sep 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
8/43 WICKHAM STREET MELTON SOUTH VIC 3338	$360,000	22-Jun-25
28/35 WICKHAM STREET MELTON SOUTH VIC 3338	$400,000	02-Oct-25
14/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	$365,000	16-May-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: 14 October 2025

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8/43 WICKHAM STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price **$360,000** Sold Date **22-Jun-25**

Distance **0km**



28/35 WICKHAM STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price RS **$400,000** Sold Date **02-Oct-25**

Distance **0.08km**



14/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338

2 1 1

Sold Price **$365,000** Sold Date **16-May-25**

Distance **0.16km**

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

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