

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

4 FERNEAUX 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

\$500,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 FERNEAUX PLACE MELTON WEST VIC 3337	\$512,000	13-Nov-24
5 PRINCESS PLACE MELTON WEST VIC 3337	\$519,000	14-Jan-25
11 BISHOP PLACE MELTON WEST VIC 3337	\$521,000	30-Nov-24

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: 08 April 2025



7 FERNEAUX PLACE MELTON WEST VIC 3337

 3  1  2

Sold Price **\$512,000** Sold Date **13-Nov-24**

Distance **0.06km**



5 PRINCESS PLACE MELTON WEST VIC 3337

 3  1  -

Sold Price **\$519,000** Sold Date **14-Jan-25**

Distance **0.67km**



11 BISHOP PLACE MELTON WEST VIC 3337

 3  1  1

Sold Price **\$521,000** Sold Date **30-Nov-24**

Distance **0.47km**

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

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