

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

49 LAKEWOOD BOULEVARD MELTON 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Melton

Period-from

01 Feb 2025

to

31 Jan 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

30 NORMA STREET MELTON VIC 3337	\$538,000	05-Feb-26
9 DOMINIC PARADE MELTON VIC 3337	\$540,000	16-Feb-26
16 RICHARD ROAD MELTON SOUTH VIC 3338	\$530,000	26-Oct-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: 20 February 2026



30 NORMA STREET MELTON VIC 3337

Sold Price

^{RS}

\$538,000

Sold Date

05-Feb-26

 3

 1

 1

Distance

1.46km



9 DOMINIC PARADE MELTON VIC 3337

Sold Price

^{RS}

\$540,000

Sold Date

16-Feb-26

 3

 1

 1

Distance

1.48km



16 RICHARD ROAD MELTON SOUTH VIC 3338

Sold Price

\$530,000

Sold Date

26-Oct-25

 3

 1

 2

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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