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<br>Including suburb and postcode | 25 EXFORD ROAD 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 | $550,000 | & | $560,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $565,000 | Property type | House | Suburb | Melton South |
| Period-from | 01 Mar 2025 | to | 28 Feb 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 |
|---|---|---|
| 9 LACHLAN ROAD MELTON SOUTH VIC 3338 | $550,000 | 06-Nov-25 |
| 19 MITCHELL ROAD MELTON SOUTH VIC 3338 | $557,000 | 21-Nov-25 |
| 8 BLAXLAND ROAD MELTON SOUTH VIC 3338 | $562,067 | 20-Feb-26 |

**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: 30 March 2026

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**9 LACHLAN ROAD MELTON SOUTH VIC 3338**

3 1 4

Sold Price **$550,000** Sold Date **06-Nov-25**

Distance **0.89km**

**19 MITCHELL ROAD MELTON SOUTH VIC 3338**

3 1 2

Sold Price **$557,000** Sold Date **21-Nov-25**

Distance **0.96km**

**8 BLAXLAND ROAD MELTON SOUTH VIC 3338**

3 1 2

Sold Price **$562,067** Sold Date **20-Feb-26**

Distance **0.83km**

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

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