

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 33 ARGYLL CIRCUIT, MELTON WEST, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
64 ARGYLL CIRCUIT MELTON WEST VIC 3337	\$602,000	18-Apr-26
81 WESTMELTON DRIVE MELTON WEST VIC 3337	\$640,500	10-Feb-26
11 JAMES COOK DRIVE MELTON WEST VIC 3337	\$625,000	28-Jan-26

This Statement of Information was prepared on: