

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

18 HAWKINS PLACE 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Melton

Period-from

01 Sep 2025

to

31 Aug 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

27 RALEIGHS ROAD MELTON VIC 3337	\$580,000	18-Mar-26
15 GLADSTONE GROVE MELTON VIC 3337	\$591,110	20-Apr-26
25 OLDERSHAW ROAD MELTON VIC 3337	\$500,000	24-Apr-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: 09 September 2026



27 RALEIGHS ROAD MELTON VIC 3337

 3  1  1

Sold Price

\$580,000

Sold Date

18-Mar-26

Distance

0.15km



15 GLADSTONE GROVE MELTON VIC 3337

 3  1  1

Sold Price

\$591,110

Sold Date

20-Apr-26

Distance

0.59km



25 OLDERSHAW ROAD MELTON VIC 3337

 3  1  1

Sold Price

\$500,000

Sold Date

24-Apr-26

Distance

1.14km



30 PENGUIN STREET MELTON VIC 3337

 3  1  1

Sold Price

\$533,000

Sold Date

16-Mar-26

Distance

1.15km



29 PLOVER STREET MELTON VIC 3337

 3  1  -

Sold Price

\$525,000

Sold Date

18-May-26

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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