

## 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

8 RAMONA PLACE MELTON WEST VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$561,500

Property type

House

Suburb

Melton West

Period-from

01 Oct 2024

to

30 Sep 2025

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 277 CENTENARY AVENUE MELTON WEST VIC 3337 | \$545,000 | 10-Jan-25 |
| 1/4 BRAZIL COURT MELTON WEST VIC 3337     | \$505,000 | 22-Nov-24 |
| 12 WATERFORD WAY MELTON WEST VIC 3337     | \$540,000 | 11-Jul-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: 10 October 2025



**277 CENTENARY AVENUE MELTON WEST VIC 3337** Sold Price **\$545,000** Sold Date **10-Jan-25**

3 2 1

Distance **0.37km**



**1/4 BRAZIL COURT MELTON WEST VIC 3337** Sold Price **\$505,000** Sold Date **22-Nov-24**

3 2 1

Distance **0.65km**



**12 WATERFORD WAY MELTON WEST VIC 3337** Sold Price **\$540,000** Sold Date **11-Jul-25**

3 2 1

Distance **1.53km**



**45 TANDARA CIRCUIT MELTON WEST VIC 3337** Sold Price **\$575,000** Sold Date **05-Jun-25**

3 2 1

Distance **1.61km**



**19 HILLSMEADE DRIVE MELTON WEST VIC 3337** Sold Price **\$530,000** Sold Date **28-Jun-25**

3 2 1

Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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