

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

2 GLENEAGLES DRIVE MELTON WEST 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

\$719,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Melton West

Period-from

01 Aug 2025

to

31 Jul 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

1 HAYWOOD GROVE MELTON WEST VIC 3337	\$735,000	17-Aug-26
24 CARLYON CLOSE MELTON WEST VIC 3337	\$725,000	21-May-26
69 JAMES COOK DRIVE MELTON WEST VIC 3337	\$720,000	16-Jul-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.~~

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**1 HAYWOOD GROVE MELTON
WEST VIC 3337**

 4  4  5

Sold Price

^{RS}

\$735,000

Sold Date

17-Aug-26

Distance

0.1km



**24 CARLYON CLOSE MELTON
WEST VIC 3337**

 4  2  2

Sold Price

\$725,000

Sold Date

21-May-26

Distance

1.26km



**69 JAMES COOK DRIVE MELTON
WEST VIC 3337**

 4  2  2

Sold Price

\$720,000

Sold Date

16-Jul-26

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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