

## 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

3/4-16 MELALEUCA DRIVE MEADOW HEIGHTS VIC 3048

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048	\$535,000	29-Dec-24
2/2 BRONCO COURT MEADOW HEIGHTS VIC 3048	\$525,000	13-Dec-24
25 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$488,000	24-Oct-24

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 February 2025



**1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048**

 3  1  1

Sold Price

**\$535,000**

Sold Date **29-Dec-24**

Distance **0.2km**



**2/2 BRONCO COURT MEADOW HEIGHTS VIC 3048**

 3  1  1

Sold Price

**\$525,000**

Sold Date **13-Dec-24**

Distance **0.39km**



**25 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048**

 3  2  1

Sold Price

**\$488,000**

Sold Date **24-Oct-24**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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