

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

1/1417 PASCOE VALE ROAD MEADOW HEIGHTS VIC 3048

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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Nov 2024

to

31 Oct 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

2 CANADIAN COURT MEADOW HEIGHTS VIC 3048	\$595,000	04-Sep-25
1/16 BRODIE COURT MEADOW HEIGHTS VIC 3048	\$590,000	24-Oct-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.

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**2 CANADIAN COURT MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price **\$595,000** Sold Date **04-Sep-25**

Distance **0.32km**



**1/16 BRODIE COURT MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price ^{RS} **\$590,000** Sold Date **24-Oct-25**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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