

## 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

1/7 TELFORD COURT MEADOW HEIGHTS VIC 3048

### 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

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Apr 2024

to

31 Mar 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
2/54 ASHLEIGH CRESCENT MEADOW HEIGHTS VIC 3048	\$545,000	28-Feb-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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**1/16 DILLWYNIA PLACE MEADOW  
HEIGHTS VIC 3048**

3 1 1

Sold Price

**\$535,000**

Sold Date **29-Dec-24**

Distance **0.97km**



**2/54 ASHLEIGH CRESCENT  
MEADOW HEIGHTS VIC 3048**

3 1 2

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date **28-Feb-25**

Distance **0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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