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

10 HOPKINS WAY 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	\$700,000	&	\$750,000
Single Price		\$700,000	&	\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$649,500	Prop	erty type	type House		Suburb	Meadow Heights
Period-from	01 Nov 2024	to	31 Oct 2	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
88 BICENTENNIAL CRESCENT MEADOW HEIGHTS VIC 3048	\$712,000	25-Jun-25
10 NASH COURT MEADOW HEIGHTS VIC 3048	\$730,000	16-Jun-25
48 BICENTENNIAL CRESCENT MEADOW HEIGHTS VIC 3048	\$749,000	14-Jun-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: 07 November 2025





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88 BICENTENNIAL CRESCENT **MEADOW HEIGHTS VIC 3048**

₾ 2 □ 1 Sold Price

\$712,000 Sold Date 25-Jun-25

0.19km Distance



10 NASH COURT MEADOW **HEIGHTS VIC 3048**

= 3 ₽ 2 Sold Price

\$730,000 Sold Date 16-Jun-25

Distance 0.9km



48 BICENTENNIAL CRESCENT MEADOW HEIGHTS VIC 3048

■ 3

Sold Price

\$749,000 Sold Date **14-Jun-25**

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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