

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

4 ALLENDALE COURT 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Sep 2025

to

31 Aug 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

5 YARTO COURT MEADOW HEIGHTS VIC 3048	\$662,000	15-Aug-26
1459 PASCOE VALE ROAD MEADOW HEIGHTS VIC 3048	\$655,000	06-Jun-26
8 MOYSTON COURT MEADOW HEIGHTS VIC 3048	\$670,000	09-May-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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**5 YARTO COURT MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price ^{RS} **\$662,000** Sold Date **15-Aug-26**

Distance **1.02km**



**1459 PASCOE VALE ROAD
MEADOW HEIGHTS VIC 3048**

3 1 3

Sold Price **\$655,000** Sold Date **06-Jun-26**

Distance **0.77km**



**8 MOYSTON COURT MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price **\$670,000** Sold Date **09-May-26**

Distance **0.65km**

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

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