

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 TARWIN PLACE 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Oct 2024

to

30 Sep 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

2/11 THISTLE COURT MEADOW HEIGHTS VIC 3048	\$480,000	18-May-25
1 ELGATA CLOSE MEADOW HEIGHTS VIC 3048	\$525,000	16-Apr-24
18A MITTA MITTA WAY MEADOW HEIGHTS VIC 3048	\$490,000	08-Apr-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: 13 October 2025

 BOOK INSPECTION NOW! To inspect this property, please click "Book Inspection" to register for a time that suits you. If you are registered, we can inform you of any changes or advise you if the property is leased so please register either way. Saturday open times are advertised from Tuesday afternoon's.	2/11 THISTLE COURT MEADOW HEIGHTS VIC 3048		Sold Price	\$480,000	Sold Date	18-May-25
	 3  1  1				Distance	0.22km
	1 ELGATA CLOSE MEADOW HEIGHTS VIC 3048		Sold Price	\$525,000	Sold Date	16-Apr-24
	 3  2  1				Distance	0.39km
	18A MITTA MITTA WAY MEADOW HEIGHTS VIC 3048		Sold Price	\$490,000	Sold Date	08-Apr-25
	 3  2  1				Distance	0.42km

RS = Recent sale

UN = Undisclosed Sale

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