## 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	48 Woodburn Crescent, Meadow Heights Vic 3048
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000	&	\$660,000
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### Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Meadow Heights
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	9 Gobur Ct MEADOW HEIGHTS 3048	\$648,000	04/10/2025
2	15 Magnolia Blvd MEADOW HEIGHTS 3048	\$631,000	24/05/2025
3	1 Ninda Ct WESTMEADOWS 3049	\$599,000	17/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/10/2025 12:56









**Property Type:** House **Land Size:** 590 sqm approx Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median House Price Year ending September 2025: \$650,000

# Comparable Properties

9 Gobur Ct MEADOW HEIGHTS 3048 (REI)

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Agent Comments

Price: \$648,000 Method: Auction Sale Date: 04/10/2025

Property Type: House (Res) Land Size: 597 sqm approx

15 Magnolia Blvd MEADOW HEIGHTS 3048 (REI/VG)

3





**a** 

**Agent Comments** 

Price: \$631,000 Method: Auction Sale Date: 24/05/2025

Property Type: House (Res) Land Size: 480 sqm approx

1 Ninda Ct WESTMEADOWS 3049 (REI/VG)

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Price: \$599,000 Method: Auction Sale Date: 17/05/2025

**Property Type:** House (Res) **Land Size:** 577 sqm approx

**Agent Comments** 

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