

## 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

4A GUNBOWER CRESCENT 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

\$596,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,500

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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 16 COORONG COURT MEADOW HEIGHTS VIC 3048         | \$580,000 | 23-Aug-25 |
| 1/47 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048 | \$600,000 | 31-Jul-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: 04 October 2025



**16 COORONG COURT MEADOW HEIGHTS VIC 3048**

 3  1  1

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **23-Aug-25**

Distance **0.13km**



**1/47 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048**

 3  2  2

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **31-Jul-25**

Distance **0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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