

# 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

60 Eucalyptus Place, Meadow Heights Vic 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$560,000

&

\$600,000

### Median sale price

Median price

\$656,250

Property Type

House

Suburb

Meadow Heights

Period - From

01/01/2025

to

31/03/2025

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	Price	Date of sale
1	15 Magnolia Blvd MEADOW HEIGHTS 3048	\$631,000	24/05/2025
2	18 Clematis Ct MEADOW HEIGHTS 3048	\$685,000	10/05/2025
3	8 Buchan St MEADOW HEIGHTS 3048	\$620,000	30/04/2025

**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 six months.~~

This Statement of Information was prepared on:

23/06/2025 12:45



**Property Type:** Land  
**Land Size:** 580 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$600,000  
**Median House Price**  
March quarter 2025: \$656,250

## Comparable Properties

**15 Magnolia Blvd MEADOW HEIGHTS 3048 (REI)**

**Agent Comments**



**Price:** \$631,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)  
**Land Size:** 480 sqm approx

**18 Clematis Ct MEADOW HEIGHTS 3048 (VG)**

**Agent Comments**



**Price:** \$685,000  
**Method:** Sale  
**Date:** 10/05/2025  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx

**8 Buchan St MEADOW HEIGHTS 3048 (VG)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Sale  
**Date:** 30/04/2025  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx