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	60 Eucalyptus Place, 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 \$560,000 & \$600,000	Range between	\$560,000	&	\$600,000
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Median sale price

Median price	\$656,250	Pro	perty 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

Add	dress 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

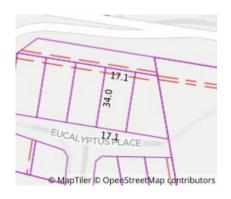
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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