

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

7 LINTON WAY 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Jan 2025

to

31 Dec 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

5 EXPO COURT MEADOW HEIGHTS VIC 3048	\$682,000	10-Sep-25
10 CHERRY COURT MEADOW HEIGHTS VIC 3048	\$702,800	05-Jun-25
18 MCNICOL CLOSE MEADOW HEIGHTS VIC 3048	\$742,000	22-Nov-25

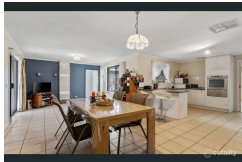
OR

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: 29 January 2026


5 EXPO COURT MEADOW HEIGHTS VIC 3048
 4  2  2

 Sold Price ^{RS} **\$682,000** Sold Date **10-Sep-25**

 Distance **1.38km**

10 CHERRY COURT MEADOW HEIGHTS VIC 3048
 4  2  2

 Sold Price **\$702,800** Sold Date **05-Jun-25**

 Distance **1.85km**

18 MCNICOL CLOSE MEADOW HEIGHTS VIC 3048
 4  2  1

 Sold Price ^{RS} **\$742,000** Sold Date **22-Nov-25**

 Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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