

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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Meadow Heights

Period-from

01 Dec 2024

to

30 Nov 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

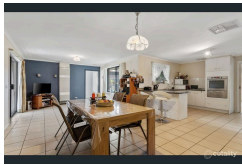
Date of sale

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: 05 December 2025


**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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