

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

6/31 ROKEWOOD CRESCENT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Jun 2025

to

31 May 2026

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

2/22 GOBUR COURT MEADOW HEIGHTS VIC 3048	\$600,000	16-May-26
1/3 COSGROVE COURT MEADOW HEIGHTS VIC 3048	\$590,000	24-Feb-26
6/10 BRECHIN COURT GREENVALE VIC 3059	\$600,000	11-Mar-26

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: 01 June 2026



2/22 GOBUR COURT MEADOW HEIGHTS VIC 3048

3 2 3

Sold Price

^{RS} **\$600,000**

Sold Date **16-May-26**

Distance **0.17km**



1/3 COSGROVE COURT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price

\$590,000

Sold Date **24-Feb-26**

Distance **0.91km**



6/10 BRECHIN COURT GREENVALE VIC 3059

3 1 1

Sold Price

\$600,000

Sold Date **11-Mar-26**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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