

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

1/12 TAMBOON COURT 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Sep 2024

to

31 Aug 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

1/92 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$470,000	28-Jun-25
1/9 ASHLEIGH CRESCENT MEADOW HEIGHTS VIC 3048	\$436,000	07-May-25
2 FUMINA COURT MEADOW HEIGHTS VIC 3048	\$486,500	03-Apr-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: 02 September 2025



1/92 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048

3 2 1

Sold Price **\$470,000** Sold Date **28-Jun-25**

Distance **0.45km**



1/9 ASHLEIGH CRESCENT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **\$436,000** Sold Date **07-May-25**

Distance **1.36km**



2 FUMINA COURT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **\$486,500** Sold Date **03-Apr-25**

Distance **1.66km**



7 AMSTEL COURT MEADOW HEIGHTS VIC 3048

3 1 -

Sold Price **\$480,000** Sold Date **12-Mar-25**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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