

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

3/7 TYRELL 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

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

2/43 NICHOLSON CRESCENT MEADOW HEIGHTS VIC 3048	\$600,000	06-Mar-26
1/47 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$600,000	31-Jul-25
5/35 BICENTENNIAL CRESCENT MEADOW HEIGHTS VIC 3048	\$600,000	09-Feb-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: 15 June 2026


**2/43 NICHOLSON CRESCENT
MEADOW HEIGHTS VIC 3048**
 3
  2
  2

Sold Price

\$600,000

 Sold Date **06-Mar-26**

 Distance **0.57km**

**1/47 SHANKLAND BOULEVARD
MEADOW HEIGHTS VIC 3048**
 3
  2
  2

Sold Price

 Sold Date **31-Jul-25**

 Distance **0.68km**

**5/35 BICENTENNIAL CRESCENT
MEADOW HEIGHTS VIC 3048**
 3
  1
  1

Sold Price

 Sold Date **09-Feb-26**

 Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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