

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

2/9 FUMINA 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

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

1/8 SEVILLE COURT MEADOW HEIGHTS VIC 3048	\$510,000	01-May-25
1/47 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$600,000	31-Jul-25
68D ELDORADO CRESCENT MEADOW HEIGHTS VIC 3048	\$487,000	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.~~

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**1/8 SEVILLE COURT MEADOW
HEIGHTS VIC 3048**

3 2 2

Sold Price **\$510,000** Sold Date **01-May-25**

Distance **0.64km**



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

3 2 2

Sold Price ^{RS} **\$600,000** Sold Date **31-Jul-25**

Distance **1.53km**



**68D ELDORADO CRESCENT
MEADOW HEIGHTS VIC 3048**

3 2 2

Sold Price **\$487,000** Sold Date **03-Apr-25**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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