

## 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

10 HOPKINS WAY MEADOW HEIGHTS VIC 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Meadow Heights

Period-from

01 Nov 2024

to

31 Oct 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 88 BICENTENNIAL CRESCENT MEADOW HEIGHTS VIC 3048 | \$712,000 | 25-Jun-25 |
| 10 NASH COURT MEADOW HEIGHTS VIC 3048            | \$730,000 | 16-Jun-25 |
| 48 BICENTENNIAL CRESCENT MEADOW HEIGHTS VIC 3048 | \$749,000 | 14-Jun-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: 07 November 2025



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**88 BICENTENNIAL CRESCENT  
MEADOW HEIGHTS VIC 3048**

4 2 1

Sold Price **\$712,000** Sold Date **25-Jun-25**

Distance **0.19km**



**10 NASH COURT MEADOW  
HEIGHTS VIC 3048**

3 2 2

Sold Price **\$730,000** Sold Date **16-Jun-25**

Distance **0.9km**



**48 BICENTENNIAL CRESCENT  
MEADOW HEIGHTS VIC 3048**

3 2 2

Sold Price **\$749,000** Sold Date **14-Jun-25**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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