

## 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

1/92 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048

### Indicative selling price

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

Single Price

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Aug 2024

to

31 Jul 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
1/59 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$500,000	-

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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**1/92 MITCHELL CRESCENT  
MEADOW HEIGHTS VIC 3048**

3 2 1

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

Distance **0km**



**1/59 MITCHELL CRESCENT  
MEADOW HEIGHTS VIC 3048**

3 2 1

Sold Price **\$500,000** Sold Date **-**

Distance **0.1km**

RS = Recent sale      UN = Undisclosed Sale

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