

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

2/22 GOBUR 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Apr 2025

to

31 Mar 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

6/93 ROKEWOOD CRESCENT MEADOW HEIGHTS VIC 3048	\$580,000	22-Dec-25
1/47 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$600,000	31-Jul-25
2/4 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$625,000	19-Feb-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: 24 April 2026



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**6/93 ROKEWOOD CRESCENT
MEADOW HEIGHTS VIC 3048**

3 2 1

Sold Price **\$580,000** Sold Date **22-Dec-25**

Distance **0.53km**



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

3 2 2

Sold Price **\$600,000** Sold Date **31-Jul-25**

Distance **1.63km**



**2/4 MITCHELL CRESCENT
MEADOW HEIGHTS VIC 3048**

3 3 2

Sold Price **\$625,000** Sold Date **19-Feb-25**

Distance **1.85km**

RS = Recent sale UN = Undisclosed Sale

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