

## 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

19 BANKSIA PLACE 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

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

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

18 WOODBURN CRESCENT MEADOW HEIGHTS VIC 3048	\$665,000	04-Feb-26
28 LINDEN CLOSE MEADOW HEIGHTS VIC 3048	\$660,000	14-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.

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**18 WOODBURN CRESCENT  
MEADOW HEIGHTS VIC 3048**

3 1 1

Sold Price **\$665,000** Sold Date **04-Feb-26**

Distance **1.45km**



**28 LINDEN CLOSE MEADOW  
HEIGHTS VIC 3048**

3 1 2

Sold Price **\$660,000** Sold Date **14-Feb-26**

Distance **0.9km**

RS = Recent sale      UN = Undisclosed Sale

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