

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

1/3 COSGROVE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Feb 2025

to

31 Jan 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

2/9 FUMINA COURT MEADOW HEIGHTS VIC 3048	\$580,000	17-Oct-25
1/7 TYRELL COURT MEADOW HEIGHTS VIC 3048	\$570,000	06-Oct-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: 11 February 2026


**2/9 FUMINA COURT MEADOW
HEIGHTS VIC 3048**
 3
  2
  2

Sold Price

^{RS} **\$580,000**

Sold Date

17-Oct-25

Distance

0.43km

**1/7 TYRELL COURT MEADOW
HEIGHTS VIC 3048**
 3
  2
  1

Sold Price

\$570,000

Sold Date

06-Oct-25

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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