

## 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 NOURELL COURT 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Mar 2025

to

28 Feb 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 WEBB CLOSE MEADOW HEIGHTS VIC 3048	\$700,000	24-Oct-25
20 CASTELLA COURT MEADOW HEIGHTS VIC 3048	\$680,000	10-Mar-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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**6 WEBB CLOSE MEADOW  
HEIGHTS VIC 3048**

3 1 2

Sold Price **\$700,000** Sold Date **24-Oct-25**

Distance **0.17km**



**20 CASTELLA COURT MEADOW  
HEIGHTS VIC 3048**

3 1 3

Sold Price <sup>RS</sup> **\$680,000** Sold Date **10-Mar-26**

Distance **0.22km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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