

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

6 MALMSBURY DRIVE 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

House

Suburb

Meadow Heights

Period-from

01 Nov 2024

to

31 Oct 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

6 WEBB CLOSE MEADOW HEIGHTS VIC 3048	\$700,000	30-Oct-25
14 YANDOIT COURT MEADOW HEIGHTS VIC 3048	\$680,000	02-Sep-25
14 CASTELLA COURT MEADOW HEIGHTS VIC 3048	\$670,000	30-Jan-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: 25 November 2025



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**6 WEBB CLOSE MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price ^{RS} **\$700,000** Sold Date **30-Oct-25**

Distance **0.26km**



**14 YANDOIT COURT MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price **\$680,000** Sold Date **02-Sep-25**

Distance **0.29km**



**14 CASTELLA COURT MEADOW
HEIGHTS VIC 3048**

3 1 3

Sold Price **\$670,000** Sold Date **30-Jan-25**

Distance **0.46km**

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

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