

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

4/4-16 MELALEUCA 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

\$580,000

&

\$600,000

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

2/43 NICHOLSON CRESCENT MEADOW HEIGHTS VIC 3048	\$600,000	12-Mar-26
4A GUNBOWER CRESCENT MEADOW HEIGHTS VIC 3048	\$596,000	03-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.

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**2/43 NICHOLSON CRESCENT
MEADOW HEIGHTS VIC 3048**

3 2 2

Sold Price ^{RS} **\$600,000** Sold Date **12-Mar-26**

Distance **0.49km**



**4A GUNBOWER CRESCENT
MEADOW HEIGHTS VIC 3048**

3 2 1

Sold Price **\$596,000** Sold Date **03-Oct-25**

Distance **1.07km**

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

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