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	2/6 DUTTON 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$633,000	Property type	House	Suburb	Meadow Heights
Period-from	01 Oct 2024	to	30 Sep 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
1/17 SHANDEEN COURT MEADOW HEIGHTS VIC 3048	540000	29-Aug-25
57 ASHLEIGH CRESCENT MEADOW HEIGHTS VIC 3048	515000	02-Aug-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: 21 October 2025

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1/17 SHANDEEN COURT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **540000** Sold Date **29-Aug-25**

Distance **0.58km**



57 ASHLEIGH CRESCENT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **515000** Sold Date **02-Aug-25**

Distance **0.15km**

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

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