

## 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

42A DUNKELD STREET 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 | \$730,000 | or range<br>between |  | & |  |
|--------------|-----------|---------------------|--|---|--|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |                |
|--------------|-------------|---------------|-------------|--------|----------------|
| Median Price | \$677,000   | Property type | Unit        | Suburb | Meadow Heights |
| Period-from  | 01 Jul 2025 | to            | 30 Sep 2025 | Source | REIV           |

### 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 |
|--|-----------|--------------|
| 1/12 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048 | \$615,000 | 27-Aug-25    |
| 1/19 NICHOLSON CRESCENT MEADOW HEIGHTS VIC 3048  | \$670,000 | 15-Jul-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: 22 December 2025

Fadi Khoder

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E [glenroyadmin@barryplant.com.au](mailto:glenroyadmin@barryplant.com.au)**1/12 SHANKLAND BOULEVARD  
MEADOW HEIGHTS VIC 3048**

5 2 1

Sold Price

\$615,000 Sold Date 27-Aug-25

Distance 0.54km

**1/19 NICHOLSON CRESCENT  
MEADOW HEIGHTS VIC 3048**

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Sold Price

\$670,000 Sold Date 15-Jul-25

Distance 0.73km

RS = Recent sale

UN = Undisclosed Sale

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