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	1/11 Elgata Close, Meadow Heights Vic 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $550,000 & $590,000

Median sale price

Median price $525,000 Property Type Unit Suburb Meadow Heights

Period - From 01/01/2025 to 31/12/2025 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 six 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	6/93 Rokewood Cr MEADOW HEIGHTS 3048	$580,000	22/12/2025
2	1/16 Brodie Ct MEADOW HEIGHTS 3048	$590,000	22/10/2025
3	2/9 Fumina Ct MEADOW HEIGHTS 3048	$580,000	30/09/2025

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 six months.~~

This Statement of Information was prepared on: 10/02/2026 13:22

1/11 Elgata Close, Meadow Heights Vic 3048

JellisCraig

Erhan Kalistu
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3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
Year ending December 2025: $525,000

Comparable Properties

6/93 Rokewood Cr MEADOW HEIGHTS 3048 (VG)

3 - -

Price: $580,000
Method: Sale
Date: 22/12/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3 bedroom, 1 bathroom, single car garage

1/16 Brodie Ct MEADOW HEIGHTS 3048 (VG)

3 - -

Price: $590,000
Method: Sale
Date: 22/10/2025
Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments

3 bedroom, 1 bathroom, single car garage



2/9 Fumina Ct MEADOW HEIGHTS 3048 (VG)

3 - -

Price: $580,000
Method: Sale
Date: 30/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3 bedroom, 1 bathroom, single car garage

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

REIV THE DIFFERENCE

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