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	2/11 Elgata Close, Meadow Heights Vic 3048

Indicative selling price

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

Range between $570,000 & $625,000

Median sale price

Median price $590,000 Property Type Unit Suburb Meadow Heights

Period - From 01/01/2026 to 31/03/2026 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	2/7 Mcnicol Cl MEADOW HEIGHTS 3048	$582,000	07/03/2026
2	1/11 Elgata Cl MEADOW HEIGHTS 3048	$585,000	02/03/2026
3	1/3 Cosgrove Ct MEADOW HEIGHTS 3048	$590,000	23/02/2026

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: 04/05/2026 10:18

2/11 Elgata Close, Meadow Heights Vic 3048

Erhan Kalistu
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3 1 6

Property Type: House

Agent Comments

Indicative Selling Price
$570,000 - $625,000
Median Unit Price
March quarter 2026: $590,000

Comparable Properties



2/7 Mcnicol Cl MEADOW HEIGHTS 3048 (REI/VG)

3 1 1

Price: $582,000
Method: Auction Sale
Date: 07/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Street facing, carport



1/11 Elgata Cl MEADOW HEIGHTS 3048 (REI)

3 1 2

Price: $585,000
Method: Private Sale
Date: 02/03/2026
Property Type: Unit

Agent Comments

Renovated, no garage, single living area.



1/3 Cosgrove Ct MEADOW HEIGHTS 3048 (REI)

3 1 1

Price: $590,000
Method: Private Sale
Date: 23/02/2026
Property Type: Unit

Agent Comments

Street facing, unrenovated kitchen, carport

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

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