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	11 Melaleuca Drive, Meadow Heights Vic 3048

Indicative selling price

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

Range between $545,000 & $595,000

Median sale price

Median price $560,000 Property Type House Suburb Meadow Heights

Period - From 01/07/2024 to 30/09/2024 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	12 Pinus Pl MEADOW HEIGHTS 3048	$570,000	04/11/2024
2	11 Bronco Ct MEADOW HEIGHTS 3048	$583,000	03/10/2024
3	3 Thalia Ct MEADOW HEIGHTS 3048	$545,000	17/09/2024

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: 16/01/2025 11:23

11 Melaleuca Drive, Meadow Heights Vic 3048

Erhan Kalistu
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3 2 2

Property Type: House
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$545,000 - $595,000
Median House Price
September quarter 2024: $560,000

Comparable Properties



12 Pinus Pl MEADOW HEIGHTS 3048 (REI/VG)

3 2 2

Price: $570,000
Method: Private Sale
Date: 04/11/2024
Property Type: House
Land Size: 512 sqm approx

Agent Comments



11 Bronco Ct MEADOW HEIGHTS 3048 (REI/VG)

3 2 1

Price: $583,000
Method: Private Sale
Date: 03/10/2024
Property Type: House
Land Size: 431 sqm approx

Agent Comments



3 Thalia Ct MEADOW HEIGHTS 3048 (REI/VG)

3 2 2

Price: $545,000
Method: Private Sale
Date: 17/09/2024
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments

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

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