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	7 HONEYSUCKLE 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	$595,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$606,000	Property type	House	Suburb	Meadow Heights
Period-from	01 Oct 2024	to	31 Dec 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 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
5 MELALEUCA DRIVE MEADOW HEIGHTS VIC 3048	$610,000	10-Feb-25
11 MELALEUCA DRIVE MEADOW HEIGHTS VIC 3048	$700,000	08-Feb-25
9 JASMINE COURT MEADOW HEIGHTS VIC 3048	$662,500	08-Feb-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: 17 February 2025