

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

1/48 PINNAROO CIRCUIT 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

109 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$635,000	16-May-26
1413 PASCOE VALE ROAD MEADOW HEIGHTS VIC 3048	\$615,000	22-Jan-26

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.

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Amin Halabi
P 93094888
M 0401789004
E Ahalabi@ypa.com.au



**109 SHANKLAND BOULEVARD
MEADOW HEIGHTS VIC 3048**

3 2 1

Sold Price ^{RS} **\$635,000** Sold Date **16-May-26**

Distance **0.26km**



**1413 PASCOE VALE ROAD
MEADOW HEIGHTS VIC 3048**

3 1 3

Sold Price **\$615,000** Sold Date **22-Jan-26**

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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