

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

2/114 ROKEWOOD CRESCENT 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Sep 2025

to

31 Aug 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

68B ELDORADO CRESCENT MEADOW HEIGHTS VIC 3048	\$540,000	12-Jun-26
2/65 NICHOLSON CRESCENT MEADOW HEIGHTS VIC 3048	\$545,000	28-Apr-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.

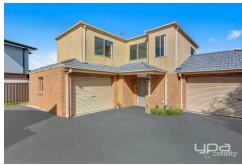
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**68B ELDORADO CRESCENT
MEADOW HEIGHTS VIC 3048**

3 2 1

Sold Price **\$540,000** Sold Date **12-Jun-26**

Distance **0.74km**



**2/65 NICHOLSON CRESCENT
MEADOW HEIGHTS VIC 3048**

2 2 1

Sold Price **\$545,000** Sold Date **28-Apr-26**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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