

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

2/41 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Aug 2025

to

31 Jul 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

1/12 TAMBOON COURT MEADOW HEIGHTS VIC 3048	\$561,500	30-Sep-25
2/65 NICHOLSON CRESCENT MEADOW HEIGHTS VIC 3048	\$545,000	28-Apr-26
2/11 ELGATA CLOSE MEADOW HEIGHTS VIC 3048	\$580,000	22-May-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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**1/12 TAMBOON COURT MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price

\$561,500

Sold Date **30-Sep-25**

Distance **0.06km**



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

2 2 1

Sold Price

\$545,000

Sold Date **28-Apr-26**

Distance **0.48km**



**2/11 ELGATA CLOSE MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price

\$580,000

Sold Date **22-May-26**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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