

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 RUBUS 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Meadow Heights

Period-from

01 May 2025

to

30 Apr 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

15 KANOOKA GROVE MEADOW HEIGHTS VIC 3048	\$650,000	09-Jan-26
1 NOURELL COURT MEADOW HEIGHTS VIC 3048	\$660,000	18-Mar-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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**15 KANOOKA GROVE MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price **\$650,000** Sold Date **09-Jan-26**

Distance **0.38km**



**1 NOURELL COURT MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price ^{RS} **\$660,000** Sold Date **18-Mar-26**

Distance **1.92km**

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

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