

## 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

28 GIMLET CLOSE MEADOW HEIGHTS VIC 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 9 TAGGERTY CRESCENT MEADOW HEIGHTS VIC 3048 | \$742,000 | 14-Mar-26 |
| 3 KANOOKA GROVE MEADOW HEIGHTS VIC 3048     | \$775,000 | 19-Feb-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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**9 TAGGERTY CRESCENT MEADOW** Sold Price **\$742,000** Sold Date **14-Mar-26**  
**HEIGHTS VIC 3048**

3 2 1

Distance **2.3km**



**3 KANOOKA GROVE MEADOW** Sold Price **\$775,000** Sold Date **19-Feb-26**  
**HEIGHTS VIC 3048**

3 2 2

Distance **0.23km**

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

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