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	4 ALLENDALE 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	$640,000	&	$680,000

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
5 YARTO COURT MEADOW HEIGHTS VIC 3048	$662,000	15-Aug-26
1459 PASCOE VALE ROAD MEADOW HEIGHTS VIC 3048	$655,000	06-Jun-26
8 MOYSTON COURT MEADOW HEIGHTS VIC 3048	$670,000	09-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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5 YARTO COURT MEADOW HEIGHTS VIC 3048

3 1 2

Sold Price RS **$662,000** Sold Date **15-Aug-26**

Distance **1.02km**

1459 PASCOE VALE ROAD MEADOW HEIGHTS VIC 3048

3 1 3

Sold Price **$655,000** Sold Date **06-Jun-26**

Distance **0.77km**

8 MOYSTON COURT MEADOW HEIGHTS VIC 3048

3 1 2

Sold Price **$670,000** Sold Date **09-May-26**

Distance **0.65km**

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

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