

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 2/11 Elgata Close, Meadow Heights Vic 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$650,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Meadow Heights

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 six 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	1/11 Elgata CI MEADOW HEIGHTS 3048	\$585,000	02/03/2026
2	1/3 Cosgrove Ct MEADOW HEIGHTS 3048	\$590,000	23/02/2026
3	1/5 Tarwin PI MEADOW HEIGHTS 3048	\$636,000	14/02/2026

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 six months.~~

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Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

March quarter 2026: \$590,000



3 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/11 Elgata CI MEADOW HEIGHTS 3048 (REI)

3 1 2

Price: \$585,000

Method: Private Sale

Date: 02/03/2026

Property Type: Unit

Agent Comments

Smaller land size and home.



1/3 Cosgrove Ct MEADOW HEIGHTS 3048 (REI)

3 1 1

Price: \$590,000

Method: Private Sale

Date: 23/02/2026

Property Type: Unit

Agent Comments

Unrenovated, smaller land size

1/5 Tarwin PI MEADOW HEIGHTS 3048 (VG)

3 - -

Price: \$636,000

Method: Sale

Date: 14/02/2026

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar land size and home

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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