

## 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

1/1417 PASCOE VALE ROAD 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

\$545,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Feb 2025

to

31 Jan 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
16 COORONG COURT MEADOW HEIGHTS VIC 3048	\$580,000	23-Aug-25

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.

This Statement of Information was prepared on: 16 February 2026



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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 **1.39km**



**16 COORONG COURT MEADOW  
HEIGHTS VIC 3048**

3 1 1

Sold Price **\$580,000** Sold Date **23-Aug-25**

Distance **1.76km**

RS = Recent sale      UN = Undisclosed Sale

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