

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

48 Woodburn Crescent, Meadow Heights Vic 3048

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Meadow Heights

Period - From

01/10/2024

to

30/09/2025

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	9 Gobur Ct MEADOW HEIGHTS 3048	\$648,000	04/10/2025
2	15 Magnolia Blvd MEADOW HEIGHTS 3048	\$631,000	24/05/2025
3	1 Ninda Ct WESTMEADOWS 3049	\$599,000	17/05/2025

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.~~

This Statement of Information was prepared on:

13/10/2025 12:56



3 1 2

Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending September 2025: \$650,000

Comparable Properties

9 Gobur Ct MEADOW HEIGHTS 3048 (REI)

Agent Comments

3 1 3

Price: \$648,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 597 sqm approx

15 Magnolia Blvd MEADOW HEIGHTS 3048 (REI/VG)

Agent Comments

3 1 2

Price: \$631,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 480 sqm approx

1 Ninda Ct WESTMEADOWS 3049 (REI/VG)

Agent Comments

3 1 2

Price: \$599,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 577 sqm approx