

# 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 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)

range between \$790,000

& \$850,000

### Median sale price

Median price \$701,500 Property type House Suburb Meadow Heights

Period - From 01/10/2025 to 31/12/2025 Source  PropTrack

### 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
2 Mia Place, Meadow Heights, VIC 3048	\$796,000	16/08/2025
47B Bicentennial Cres, Meadow Heights, VIC 3048	\$850,000	07/11/2025
23 Tarcoola Avenue, Meadow Heights, VIC 3048	\$825,000	24/09/2025

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: 30/01/2026