

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

6/93 ROKEWOOD CRESCENT 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Oct 2024

to

30 Sep 2025

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 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$615,000	27-Aug-25
2/9 FUMINA COURT MEADOW HEIGHTS VIC 3048	\$580,000	17-Oct-25
1/47 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$600,000	31-Jul-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: 19 October 2025


**1/12 SHANKLAND BOULEVARD
MEADOW HEIGHTS VIC 3048**

 4
  2
  2

Sold Price

^{RS} **\$615,000** ^{UN}

Sold Date **27-Aug-25**

Distance **0.89km**

**2/9 FUMINA COURT MEADOW
HEIGHTS VIC 3048**

 3
  2
  2

Sold Price

^{RS} **\$580,000**

Sold Date **17-Oct-25**

Distance **1.26km**

**1/47 SHANKLAND BOULEVARD
MEADOW HEIGHTS VIC 3048**

 3
  2
  2

Sold Price

^{RS} **\$600,000**

Sold Date **31-Jul-25**

Distance **1.27km**
RS = Recent sale

UN = Undisclosed Sale

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