

## 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

7/81 RALEIGH STREET WESTMEADOWS VIC 3049

### 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

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

3/20 PASCOE STREET WESTMEADOWS VIC 3049	\$595,000	13-Jan-25
3/52 PASCOE STREET WESTMEADOWS VIC 3049	\$600,000	08-Mar-25
4/23 EYRE STREET WESTMEADOWS VIC 3049	\$600,000	14-Dec-24

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.~~

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**3/20 PASCOE STREET  
WESTMEADOWS VIC 3049**

3 2 1

Sold Price **\$595,000** Sold Date **13-Jan-25**

Distance **0.13km**



**3/52 PASCOE STREET  
WESTMEADOWS VIC 3049**

3 1 1

Sold Price <sup>RS</sup> **\$600,000** Sold Date **08-Mar-25**

Distance **0.19km**



**4/23 EYRE STREET  
WESTMEADOWS VIC 3049**

3 1 1

Sold Price **\$600,000** Sold Date **14-Dec-24**

Distance **0.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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