

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

10 ERINBANK CRESCENT WESTMEADOWS VIC 3049

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

\$465,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,500

Property type

House

Suburb

Westmeadows

Period-from

01 Nov 2024

to

31 Oct 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

1/27 TURNER STREET WESTMEADOWS VIC 3049	\$505,000	21-May-25
13/309-315 MICKLEHAM ROAD WESTMEADOWS VIC 3049	\$493,500	21-Jun-25
1/15 RIDDELL STREET WESTMEADOWS VIC 3049	\$540,000	16-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.~~

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Jason Padula
P 9338 7111
M 0402 149 436
E jpadula@ypa.com.au



**1/27 TURNER STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$505,000** Sold Date **21-May-25**

Distance **1.68km**



**13/309-315 MICKLEHAM ROAD
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$493,500** Sold Date **21-Jun-25**

Distance **2.02km**



**1/15 RIDDELL STREET
WESTMEADOWS VIC 3049**

3 1 2

Sold Price **\$540,000** Sold Date **16-Aug-25**

Distance **1.06km**

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

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