

## 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 PARKHILL COURT 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

\$635,000

&

\$659,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$771,500

Property type

House

Suburb

Westmeadows

Period-from

01 Aug 2025

to

31 Jul 2026

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 3/25 BLACK STREET WESTMEADOWS VIC 3049     | \$715,000 | 25-Jul-26 |
| 15/84 HILLCREST DRIVE WESTMEADOWS VIC 3049 | \$660,000 | 29-Apr-26 |
| 2 GREटना CLOSE WESTMEADOWS VIC 3049        | \$768,000 | 19-Jun-26 |

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: 13 August 2026



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**3/25 BLACK STREET  
WESTMEADOWS VIC 3049**

3 2 1

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **25-Jul-26**

Distance **1.48km**



**15/84 HILLCREST DRIVE  
WESTMEADOWS VIC 3049**

3 1 1

Sold Price

**\$660,000** Sold Date **29-Apr-26**

Distance **0.12km**



**2 GREटना CLOSE  
WESTMEADOWS VIC 3049**

3 1 -

Sold Price

<sup>RS</sup> **\$768,000** Sold Date **19-Jun-26**

Distance **0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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