

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

2/2-3 BENT STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,750

Property type

Unit

Suburb

Westmeadows

Period-from

01 Dec 2024

to

30 Nov 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

3/8-10 GRUNDY STREET WESTMEADOWS VIC 3049	\$540,000	28-Aug-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.~~

This Statement of Information was prepared on: 01 December 2025

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**3/8-10 GRUNDY STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$540,000** Sold Date **28-Aug-25**

Distance **0.09km**



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

2 1 1

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

Distance **0.25km**



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

3 1 2

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

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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