

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

4 NINDA COURT 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

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

15 MUSK COURT WESTMEADOWS VIC 3049	\$660,000	19-Jul-25
11 REDAN COURT WESTMEADOWS VIC 3049	\$710,000	27-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: 07 November 2025


**15 MUSK COURT WESTMEADOWS
VIC 3049**

Sold Price

\$660,000

Sold Date

19-Jul-25
 3

 1

 2

Distance

0.59km

**11 REDAN COURT WESTMEADOWS
VIC 3049**

Sold Price

\$710,000

Sold Date

27-Aug-25
 3

 1

 1

Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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