

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

7/107 KENNY 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,750

Property type

Unit

Suburb

Westmeadows

Period-from

01 Jun 2024

to

31 May 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

3/52 PASCOE STREET WESTMEADOWS VIC 3049	\$600,000	08-Mar-25
4/47-49 HILLCREST DRIVE WESTMEADOWS VIC 3049	\$631,000	15-Mar-25
43 VALLEY PARK BOULEVARD WESTMEADOWS VIC 3049	\$620,000	06-Jun-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: 25 June 2025

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

 3  1  1

Sold Price

^{RS} **\$600,000**

Sold Date

08-Mar-25

Distance

0.25km



**4/47-49 HILLCREST DRIVE
WESTMEADOWS VIC 3049**

 3  2  2

Sold Price

\$631,000

Sold Date

15-Mar-25

Distance

1.26km



**43 VALLEY PARK BOULEVARD
WESTMEADOWS VIC 3049**

 3  2  2

Sold Price

^{RS} **\$620,000**

Sold Date

06-Jun-25

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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