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	9 WESTFIELD BOULEVARD 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	$699,000	&	$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,500	Property type	House	Suburb	Westmeadows
Period-from	01 Oct 2024	to	30 Sep 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
2 KELMAN COURT WESTMEADOWS VIC 3049	$752,000	30-Aug-25
12 KELMAN COURT WESTMEADOWS VIC 3049	$780,000	17-Oct-25
23 HOPETOUN COURT WESTMEADOWS VIC 3049	$740,000	10-May-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: 27 October 2025

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2 KELMAN COURT
WESTMEADOWS VIC 3049

3 2 2

Sold Price RS **$752,000** Sold Date **30-Aug-25**

Distance **0.34km**

12 KELMAN COURT
WESTMEADOWS VIC 3049

3 2 2

Sold Price RS **$780,000** Sold Date **17-Oct-25**

Distance **0.42km**

23 HOPETOUN COURT
WESTMEADOWS VIC 3049

3 2 1

Sold Price **$740,000** Sold Date **10-May-25**

Distance **1.7km**

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

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