

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 1/30 SHADFORTH 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 \$895,000

or range between \$

&

\$

Median sale price

Median price \$720,000

Property type

Unit

Suburb

Westmeadows

Period - From

01 May 2025

to

30 April 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 six 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
1	\$	
2	\$	
3	\$	

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 six months.

This Statement of Information was prepared on: 04 May 2026

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Statement of Information

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Address
Including suburb and
postcode 4/30 SHADFORTH STREET WESTMEADOWS VIC 3049

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