

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

1/24 COGHILL 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 May 2025

to

30 Apr 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 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

14A COGHILL STREET WESTMEADOWS VIC 3049	\$567,500	17-Jan-26
4/24 FAWKNER STREET WESTMEADOWS VIC 3049	\$596,000	12-Feb-26
1/5 BENT STREET WESTMEADOWS VIC 3049	\$565,000	28-Mar-26

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: 29 May 2026



Gladstone Park

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**14A COGHILL STREET
WESTMEADOWS VIC 3049**

2 1 3

Sold Price **\$567,500** Sold Date **17-Jan-26**

Distance **0.09km**



**4/24 FAWKNER STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$596,000** Sold Date **12-Feb-26**

Distance **0.47km**



**1/5 BENT STREET WESTMEADOWS
VIC 3049**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **28-Mar-26**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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