

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 25a Pascoe Street, Westmeadows Vic 3049

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$675,000

Median sale price

Median price \$660,000 Property Type House Suburb Westmeadows

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	1/22 Black St WESTMEADOWS 3049	\$663,000	14/05/2025
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: 18/09/2025 15:29

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Indicative Selling Price

\$650,000 - \$675,000

Median House Price

Year ending June 2025: \$660,000



 3  1  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/22 Black St WESTMEADOWS 3049 (REI/VG)

Agent Comments

 3  1  2

Price: \$663,000

Method: Sold Before Auction

Date: 14/05/2025

Property Type: Townhouse (Res)

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.