

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

14 Hornsby Avenue, Westmeadows Vic 3049

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Westmeadows

Period - From

01/04/2025

to

31/03/2026

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	14 Pelican St WESTMEADOWS 3049	\$785,000	03/06/2026
2	67 Koala Cr WESTMEADOWS 3049	\$795,000	30/05/2026
3	2 Coghill St WESTMEADOWS 3049	\$720,000	02/03/2026

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:

15/06/2026 13:53

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending March 2026: \$770,000



3 2 2

Property Type: House (Previously

Occupied - Detached)

Land Size: 508 sqm approx

Agent Comments

Corner block. Neat 3 bedroom home with double garage

Comparable Properties



14 Pelican St WESTMEADOWS 3049 (REI)

4 2 2

Price: \$785,000

Method: Private Sale

Date: 03/06/2026

Property Type: House (Res)

Land Size: 560 sqm approx

Agent Comments

Superior land, extra bedroom



67 Koala Cr WESTMEADOWS 3049 (REI)

3 2 2

Price: \$795,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 575 sqm approx

Agent Comments

comparable accommodation, superior land size



2 Coghill St WESTMEADOWS 3049 (REI)

4 1 4

Price: \$720,000

Method: Private Sale

Date: 02/03/2026

Property Type: House (Res)

Land Size: 249 sqm approx

Agent Comments

inferior land, superior accommodation

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