

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

2/21 TURNER 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

or range
between

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Mar 2025

to

28 Feb 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

3/26 PASCOE STREET WESTMEADOWS VIC 3049	\$525,500	19-Feb-26
6/24 COGHILL STREET WESTMEADOWS VIC 3049	\$506,000	22-Nov-25
65 KENNY STREET WESTMEADOWS VIC 3049	\$585,000	25-Oct-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: 10 March 2026



Frank Squatrito
P 0401854850
M 0401854850
E franks@ypa.com.au



**3/26 PASCOE STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price

^{RS} **\$525,500** Sold Date **19-Feb-26**

Distance **0.68km**



**6/24 COGHILL STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price

\$506,000 Sold Date **22-Nov-25**

Distance **0.46km**



**65 KENNY STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price

\$585,000 Sold Date **25-Oct-25**

Distance **1.01km**

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

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