

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 SWAITH COURT 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

\$725,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Westmeadows

Period-from

01 Jun 2025

to

31 May 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

2 GRETNA CLOSE WESTMEADOWS VIC 3049	\$768,000	19-Jun-26
16 LIMA COURT WESTMEADOWS VIC 3049	\$773,000	18-Apr-26
13 PERSHORE COURT WESTMEADOWS VIC 3049	\$830,500	21-Feb-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.~~

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**2 GRETNA CLOSE
WESTMEADOWS VIC 3049**

3 1 -

Sold Price ^{RS} **\$768,000** Sold Date **19-Jun-26**

Distance **1.43km**



**16 LIMA COURT WESTMEADOWS
VIC 3049**

4 1 2

Sold Price ^{RS} **\$773,000** Sold Date **18-Apr-26**

Distance **1.24km**



**13 PERSHORE COURT
WESTMEADOWS VIC 3049**

3 1 1

Sold Price **\$830,500** Sold Date **21-Feb-26**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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