

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

5 FIELDERS WALK 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Apr 2025

to

31 Mar 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

6 HOPETOUN COURT WESTMEADOWS VIC 3049	\$591,000	06-Dec-25
4/24 FAWKNER STREET WESTMEADOWS VIC 3049	\$596,000	12-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.

This Statement of Information was prepared on: 28 April 2026



**6 HOPETOUN COURT
WESTMEADOWS VIC 3049**

2 2 1

Sold Price

\$591,000

Sold Date **06-Dec-25**

Distance

0.74km



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

2 1 1

Sold Price

\$596,000

Sold Date **12-Feb-26**

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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