

## 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

7/107 KENNY STREET WESTMEADOWS VIC 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$576,750

Property type

Unit

Suburb

Westmeadows

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

3/52 PASCOE STREET WESTMEADOWS VIC 3049	\$600,000	08-Mar-25
4/47-49 HILLCREST DRIVE WESTMEADOWS VIC 3049	\$631,000	15-Mar-25
43 VALLEY PARK BOULEVARD WESTMEADOWS VIC 3049	\$620,000	06-Jun-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: 25 June 2025

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**3/52 PASCOE STREET  
WESTMEADOWS VIC 3049**

 3  1  1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**08-Mar-25**

Distance

**0.25km**



**4/47-49 HILLCREST DRIVE  
WESTMEADOWS VIC 3049**

 3  2  2

Sold Price

**\$631,000**

Sold Date

**15-Mar-25**

Distance

**1.26km**



**43 VALLEY PARK BOULEVARD  
WESTMEADOWS VIC 3049**

 3  2  2

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**06-Jun-25**

Distance

**1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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