

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

1/15 RIDDELL 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

\$525,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Jul 2024

to

30 Jun 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

2 ALVIE COURT WESTMEADOWS VIC 3049	\$622,000	10-May-25
1 NINDA COURT WESTMEADOWS VIC 3049	\$599,000	17-May-25
3/52 PASCOE STREET WESTMEADOWS VIC 3049	\$600,000	01-Mar-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 July 2025



Jason Padula
P 9338 7111
M 0402 149 436
E jpadula@ypa.com.au



**2 ALVIE COURT WESTMEADOWS
VIC 3049**

3 1 2

Sold Price

^{RS} **\$622,000** Sold Date **10-May-25**

Distance **1.38km**



**1 NINDA COURT WESTMEADOWS
VIC 3049**

3 1 -

Sold Price

^{RS} **\$599,000** Sold Date **17-May-25**

Distance **1.61km**



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

3 1 1

Sold Price

\$600,000 Sold Date **01-Mar-25**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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