

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

13 Vista Circuit, Westmeadows Vic 3049

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$720,000

Median sale price

Median price \$755,000 Property Type House Suburb Westmeadows

Period - From 16/06/2025 to 15/06/2026 Source Property Data

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 six 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
1	3 Hesse Ct WESTMEADOWS 3049	\$695,000	02/05/2026
2	57 Jacana Av BROADMEADOWS 3047	\$692,000	25/04/2026
3	21 Tatura Cr BROADMEADOWS 3047	\$720,000	23/03/2026

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 six months.~~

This Statement of Information was prepared on: 16/06/2026 11:28



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

16/06/2025 - 15/06/2026: \$755,000

Comparable Properties



3 Hesse Ct WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$695,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 562 sqm approx



57 Jacana Av BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$692,000

Method: Auction Sale

Date: 25/04/2026

Property Type: House (Res)

Land Size: 650 sqm approx



21 Tatura Cr BROADMEADOWS 3047 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 543 sqm approx

Account - Barry Plant | P: 03 9803 0400



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