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 $600,000 & $650,000

Median sale price

Median price $631,500 Property Type Unit Suburb Westmeadows

Period - From 15/07/2025 to 14/07/2026 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	11 Jarvis Wlk WESTMEADOWS 3049	$622,000	08/07/2026
2	2/35 Pascoe St WESTMEADOWS 3049	$615,000	23/05/2026
3	2/24 Wills St WESTMEADOWS 3049	$650,000	28/04/2026

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: 15/07/2026 12:11

13 Vista Circuit, Westmeadows Vic 3049

BARRYPLANT



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
15/07/2025 - 14/07/2026: $631,500

Comparable Properties



11 Jarvis Wlk WESTMEADOWS 3049 (REI)

3 2 2

Price: $622,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)

Agent Comments



2/35 Pascoe St WESTMEADOWS 3049 (REI/VG)

2 1 1

Price: $615,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit

Agent Comments



2/24 Wills St WESTMEADOWS 3049 (REI/VG)

3 2 2

Price: $650,000
Method: Private Sale
Date: 28/04/2026
Property Type: House

Agent Comments

Account - Barry Plant | P: 03 9803 0400

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