Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 10/11/2026

Property offered for sale

Address
Including suburb and postcode: 18 Walpa Court, Westmeadows Vic 3049

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	642

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $585,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: _____

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $753,000 Property type: House Suburb: Westmeadows

Period: from 10/11/2025 to 09/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	7 Crosby Cl GLADSTONE PARK 3043		
Sale price	$590,000	Date of sale	15/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	621

Comparable property 2

Address	14 Miram Ct WESTMEADOWS 3049		
Sale price	$600,000	Date of sale	20/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	1	N/A	766

Comparable property 3

Address	31 Cavendish St BROADMEADOWS 3047		
Sale price	$620,000	Date of sale	27/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	4	N/A	695

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=bb1f34b61026a4e2e0d980a93cb07a25

18 Walpa Court, Westmeadows Vic 3049

Nelson Alexander



3 1 1

Property Type: House
Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price
$585,000
Median House Price
10/11/2025 - 09/11/2026: $753,000

Comparable Properties



7 Crosby Cl GLADSTONE PARK 3043 (REI)

3 1 1

Price: $590,000
Method: Private Sale
Date: 15/09/2026
Property Type: House
Land Size: 621 sqm approx

Agent Comments



14 Miram Ct WESTMEADOWS 3049 (REI)

3 1 1

Price: $600,000
Method: Private Sale
Date: 20/07/2026
Property Type: House
Land Size: 766 sqm approx

Agent Comments



31 Cavendish St BROADMEADOWS 3047 (REI)

3 1 4

Price: $620,000
Method: Private Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9331 6200 | F: 03 9365 1299

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