

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 40 Westminister Parkway, Derrimut, Victoria, 3026

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 \$ 1,000,000 \$1,100,000

Median sale price

Median price \$825,000 Property type House Suburb Derrimut
Period - From 01 April 2025 to 31 March 2026 Source REA/PRICEFINDER

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 59 Windsor Boulevard, Derrimut, VIC, 3026	\$970,000	26 Feb 2026
2 22 Upton Circle, Derrimut, VIC, 3026	\$946,000	21 Feb 2026
3 11 Upton Circle, Derrimut, VIC, 3026	\$1,215,000	28 Mar 2026

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: 10 January 2024