

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	12 Taponga Way WHITTLESEA 3757	\$685,000	14/07/2025
2	16 Lorikeet Cr WHITTLESEA 3757	\$697,500	25/04/2025
3	71 Oakbank Blvd WHITTLESEA 3757	\$710,000	13/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:



Property Type: House

Land Size: 864 sqm approx

Agent Comments

Comparable Properties



12 Taponga Way WHITTLESEA 3757 (REI/VG)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 14/07/2025

Property Type: House

Land Size: 690 sqm approx



16 Lorikeet Cr WHITTLESEA 3757 (REI/VG)

Agent Comments



Price: \$697,500

Method: Private Sale

Date: 25/04/2025

Property Type: House

Land Size: 663 sqm approx



71 Oakbank Blvd WHITTLESEA 3757 (REI/VG)

Agent Comments



Price: \$710,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: House

Land Size: 600 sqm approx