

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

3 HAROLD COURT WHITTLESEA VIC 3757

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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Whittlesea

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

39 WALNUT STREET WHITTLESEA VIC 3757	\$870,000	12-May-25
24 BOURKE STREET WHITTLESEA VIC 3757	\$862,000	05-Jun-25
8 HUT STREET WHITTLESEA VIC 3757	\$872,500	26-May-25

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 6 months.~~

This Statement of Information was prepared on: 11 June 2026



39 WALNUT STREET WHITTLESEA VIC 3757 Sold Price **\$870,000** Sold Date **12-May-25**

 4  2  10

Distance **0.27km**



24 BOURKE STREET WHITTLESEA VIC 3757 Sold Price **\$862,000** Sold Date **05-Jun-25**

 3  2  1

Distance **0.83km**



8 HUT STREET WHITTLESEA VIC 3757 Sold Price **\$872,500** Sold Date **26-May-25**

 4  2  3

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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