

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

186 Whittlesea-yea Road, Whittlesea Vic 3757

Indicative selling price

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

Range between

\$2,300,000

&

\$2,530,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Whittlesea

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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		
2		
3		

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:

22/05/2025 12:38

186 Whittlesea-yea Road, Whittlesea Vic 3757



 4  3  10

Property Type: House (Res)
Land Size: 9,860 sqm approx

Agent Comments
Lagoon inground pool, pool house, second driveway to large machinery shed.

Indicative Selling Price
\$2,300,000 - \$2,530,000
Median House Price
March quarter 2025: \$750,000

Comparable Properties

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.

Account - Ray White Eltham | P: 03 9431 3425



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