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

53 KING PARROT WAY WHITTLESEA VIC 3757

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$640,000	&	\$690,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$706,000	Property type	House	Suburb	Whittlesea						

30 Jun 2025

Source

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

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale
110 OAKBANK BOULEVARD WHITTLESEA VIC 3757	\$706,000	29-Mar-25
159 TAMBO CIRCUIT WHITTLESEA VIC 3757	\$600,000	07-May-25
71A LAUREL STREET WHITTLESEA VIC 3757	\$700,000	03-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: 09 July 2025



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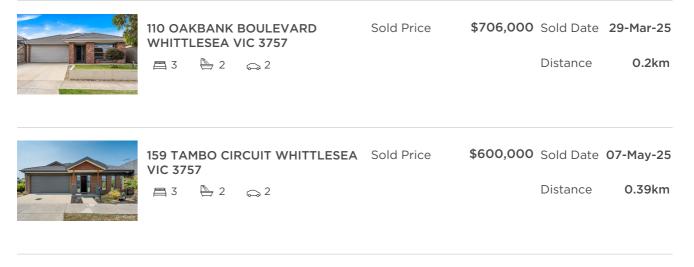
consumer.vic.gov.au



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71A LAUREL STREET WHITTLESEA VIC 3757			Sold Price	^{RS} \$700,000	Sold Date	03-May-25
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RS = Recent sale UN = Undisclosed Sale

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