

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 BOURKE STREET 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Whittlesea

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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
15 CAMPASPE DRIVE WHITTLESEA VIC 3757	\$856,000	17-Jan-25
35 FITZROY WAY WHITTLESEA VIC 3757	\$885,000	30-Apr-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: 02 June 2025



39 WALNUT STREET WHITTLESEA VIC 3757

4 2 10

Sold Price

^{RS} **\$870,000**

Sold Date

12-May-25

Distance

1.32km



15 CAMPASPE DRIVE WHITTLESEA VIC 3757

4 2 2

Sold Price

^{RS} **\$856,000**

Sold Date

17-Jan-25

Distance

2.39km



35 FITZROY WAY WHITTLESEA VIC 3757

4 2 8

Sold Price

^{RS} **\$885,000**

Sold Date

30-Apr-25

Distance

2.85km



7 YEERUNG WAY WHITTLESEA VIC 3757

5 2 5

Sold Price

^{RS} **\$900,000**

Sold Date

15-Apr-25

Distance

2.77km

RS = Recent sale

UN = Undisclosed Sale

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