

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

28 King Parrot Way, Whittlesea Vic 3757

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$707,500

Property Type House

Suburb Whittlesea

Period - From 09/04/2024

to 08/04/2025

Source Property Data

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	3/9-11 Oak St WHITTLESEA 3757	\$465,000	01/03/2025
2	2 Old Kent Rd WHITTLESEA 3757	\$575,000	27/10/2024
3	9 Old Kent Rd WHITTLESEA 3757	\$580,000	26/10/2024

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:

09/04/2025 22:40



Property Type:

Agent Comments

Comparable Properties



3/9-11 Oak St WHITTLESEA 3757 (REI)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 01/03/2025

Property Type: Townhouse (Single)



2 Old Kent Rd WHITTLESEA 3757 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 27/10/2024

Property Type: House

Land Size: 333 sqm approx



9 Old Kent Rd WHITTLESEA 3757 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 26/10/2024

Property Type: House

Land Size: 282 sqm approx