

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 COSMOS COURT, WHITTINGTON, VIC 3219

Indicative selling price

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

Single price

or range between

\$565,000

&

\$585,000

Median sale price

Median price

\$544,205

Property Type

House

Suburb

WHITTINGTON, VIC 3219

Period - From

03/25

to

08/25

Source

Cotality

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
9 CONRAD COURT WHITTINGTON VIC 3219	\$570,000	18/07/25
18 RANGER COURT WHITTINGTON VIC 3219	\$545,000	17/03/25
21 RANGER COURT WHITTINGTON VIC 3219	\$540,000	30/03/25

This Statement of Information was prepared on:

23/08/2025