

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

187 WILSONS ROAD WHITTINGTON VIC 3219

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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Whittington

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

18 RANGER COURT WHITTINGTON VIC 3219	\$545,000	17-Mar-25
55 SOLAR DRIVE WHITTINGTON VIC 3219	\$480,000	07-Sep-24
208 ST ALBANS ROAD BREAKWATER VIC 3219	\$500,000	01-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 August 2025



**18 RANGER COURT WHITTINGTON
VIC 3219**

3 1 3

Sold Price

\$545,000

Sold Date

17-Mar-25

Distance

0.38km



**55 SOLAR DRIVE WHITTINGTON
VIC 3219**

3 1 2

Sold Price

\$480,000

Sold Date

07-Sep-24

Distance

0.51km



**208 ST ALBANS ROAD
BREAKWATER VIC 3219**

3 1 4

Sold Price

\$500,000

Sold Date

01-Mar-25

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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