## 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	23 Teston Close, Whittlesea VIC 3757

### Indicative selling price

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

Range between \$600,000	&	\$650,000
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## Median sale price

Median price	\$750,000	Pro	operty Type H	ouse		Suburb	Whittlesea
Period - From	26/04/2025	to	25/10/2025	Sou	urce	price_fir	nder

## 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Hilaire Place Whittlesea VIC	\$650,000	12/06/2025
159 Tambo Circuit Whittlesea VIC	\$600,000	07/05/2025
77 Yea Road Road Whittlesea VIC	\$640,000	28/04/2025

This Statement of Information was prepared on:	27/10/2025

