

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

411 MURPHY STREET WHITE HILLS VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,500

Property type

House

Suburb

White Hills

Period-from

01 Oct 2024

to

30 Sep 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

96A ANDREW STREET WHITE HILLS VIC 3550	\$570,000	01-Aug-25
50 HEINZ STREET EAST BENDIGO VIC 3550	\$655,000	16-Apr-24
525 NAPIER STREET WHITE HILLS VIC 3550	\$560,000	21-Aug-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: 08 October 2025



**96A ANDREW STREET WHITE
HILLS VIC 3550**

4 2 2

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **01-Aug-25**

Distance **0.25km**



**50 HEINZ STREET EAST BENDIGO
VIC 3550**

3 2 4

Sold Price **\$655,000** Sold Date **16-Apr-24**

Distance **0.4km**



**525 NAPIER STREET WHITE HILLS
VIC 3550**

4 2 2

Sold Price ^{RS} **\$560,000** Sold Date **21-Aug-25**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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