

## 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

44 CORELLA DRIVE WHITTLESEA VIC 3757

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Whittlesea

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 two kilometres of the property for sale in the last 6 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

5 BOWERBIRD PLACE WHITTLESEA VIC 3757

\$735,000

07-May-25

16 ROSLYN WAY WHITTLESEA VIC 3757

\$762,000

28-May-25

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 6 months.

This Statement of Information was prepared on: 20 August 2025



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**5 BOWERBIRD PLACE  
WHITTLESEA VIC 3757**

4 2 2

Sold Price

**\$735,000**

Sold Date **07-May-25**

Distance

**0.18km**



**16 ROSLYN WAY WHITTLESEA VIC  
3757**

4 2 3

Sold Price

**\$762,000**

Sold Date **28-May-25**

Distance

**1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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