

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	60 Black Flat Road Whittlesea, 3757
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Indicative selling price

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

Range between	\$820,000 & \$902,000
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Median sale price

Median price	\$710,000	Property Type	HOUSE	Suburb	WHITTLESEA
Period - From	01-Aug-2024	to	31-Jul-2025	Source	Cotality

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	8 HUT STREET WHITTLESEA VIC 3757	\$872,000	26-May-2025
2	39 WALNUT STREET WHITTLESEA VIC 3757	\$870,000	12-May-2025
3	7 YEERUNG WAY WHITTLESEA VIC 3757	\$900,000	15-Apr-2025

This statement of information was prepared on 11-Dec-2025 at 3:33:50 PM AEDT