

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 or
locality and postcode

lot 2 20 Thomson Park Drive, Whittlesea Vic 3757

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$586,000

Property Type Vacant land

Suburb Whittlesea

Period - From 27/10/2024

to 26/10/2025

Source Property Data

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 eighteen 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	51 Ridge Rd WHITTLESEA 3757	\$780,000	17/04/2025
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

27/10/2025 10:48

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Indicative Selling Price
\$775,000

Median Land Price

27/10/2024 - 26/10/2025: \$586,000



Property Type:
Agent Comments

Comparable Properties



51 Ridge Rd WHITTLESEA 3757 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 17/04/2025
Property Type: Land
Land Size: 4000 sqm approx

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 eighteen months.