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	9 Patrick Street, Whittington VIC 3219

Indicative selling price

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

Range between $595,000 & $645,000

Median sale price

Median price $515,000 Property Type House Suburb Whittington

Period - From 04/08/2024 to 03/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 Harvard Court Whittington VIC 3219	$635,000	10/09/2024
18 Koala Court Whittington VIC 3219	$600,000	04/08/2024
60 Grafton Street St Albans Park VIC 3219	$645,000	12/11/2024

This Statement of Information was prepared on: 04/02/2025