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	22 Melva Crescent, Whittington Vic 3219

Indicative selling price

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

Range between $680,000 & $710,000

Median sale price

Median price $580,000 Property Type House Suburb Whittington

Period - From 01/01/2025 to 31/03/2025 Source REIV

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
1	16 Doreimus Ct ST ALBANS PARK 3219	$710,000	08/05/2025
2	25 Carbine Dr ST ALBANS PARK 3219	$705,000	28/02/2025
3	23 Watsons Rd NEWCOMB 3219	$690,000	14/05/2024

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: 16/06/2025 10:55

22 Melva Crescent, Whittington Vic 3219



3

Property Type: House (Res)
Land Size: 803 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $710,000
Median House Price
March quarter 2025: $580,000

Comparable Properties



16 Doreimus Ct ST ALBANS PARK 3219 (REI/VG)

3 2 2

Price: $710,000
Method: Private Sale
Date: 08/05/2025
Property Type: House (Res)
Land Size: 859 sqm approx

Agent Comments



25 Carbine Dr ST ALBANS PARK 3219 (VG)

3 - -

Price: $705,000
Method: Sale
Date: 28/02/2025
Property Type: House (Res)
Land Size: 861 sqm approx

Agent Comments

23 Watsons Rd NEWCOMB 3219 (VG)

3 - -

Price: $690,000
Method: Sale
Date: 14/05/2024
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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