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	23 Teston Close, Whittlesea VIC 3757

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $750,000 Property Type House Suburb Whittlesea

Period - From 26/04/2025 to 25/10/2025 Source price_finder

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 six 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 Hilaire Place Whittlesea VIC	$650,000	12/06/2025
159 Tambo Circuit Whittlesea VIC	$600,000	07/05/2025
77 Yea Road Road Whittlesea VIC	$640,000	28/04/2025

This Statement of Information was prepared on: 27/10/2025