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	34 Corella Drive, Whittlesea Vic 3757

Indicative selling price

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

Range between $700,000 & $740,000

Median sale price

Median price $737,500 Property Type House Suburb Whittlesea

Period - From 01/10/2024 to 30/09/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Pochoen Pl WHITTLESEA 3757	$720,000	14/10/2025
2	17 Delegate Way WHITTLESEA 3757	$695,000	13/10/2025
3	42 James St WHITTLESEA 3757	$710,000	13/06/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/11/2025 09:22

34 Corella Drive, Whittlesea Vic 3757

JellisCraig

Elisha Hamment
03 9432 1444
0434 110 741
elishahamment@jelliscraig.com.au



3

Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $740,000
Median House Price
Year ending September 2025: $737,500

Comparable Properties



13 Pochoen Pl WHITTLESEA 3757 (VG)

3 - -

Price: $720,000
Method: Sale
Date: 14/10/2025
Property Type: House (Res)
Land Size: 542 sqm approx

Agent Comments



17 Delegate Way WHITTLESEA 3757 (REI)

3 2 2

Price: $695,000
Method: Private Sale
Date: 13/10/2025
Property Type: House
Land Size: 437 sqm approx

Agent Comments



42 James St WHITTLESEA 3757 (REI/VG)

3 1 8

Price: $710,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

propertydata .com.au

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