

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 and postcode
35 Townsend Road, Whittington, Vic 3219

Indicative selling price

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

range between \$500,000

& \$550,000

Median sale price

Median price \$600,000 Property type House Suburb Whittington

Period - From 01/10/2025 to 31/12/2025 Source  PropTrack

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
21 Townsend Rd, Whittington, VIC 3219	\$525,000	24/02/2025
37 Dorward Avenue, Newcomb, VIC 3219	\$545,000	05/12/2025
17 Lovell Court, Whittington, VIC 3219	\$550,000	21/11/2025

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: 12/01/2026