

## 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

16 ROSLYN WAY WHITTLESEA VIC 3757

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Whittlesea

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 111 CHURCH STREET WHITTLESEA VIC 3757  | \$750,000 | 03-Mar-25 |
| 66 BLACK FLAT ROAD WHITTLESEA VIC 3757 | \$700,000 | 17-Apr-25 |
| 29 JAMES STREET WHITTLESEA VIC 3757    | \$695,000 | 05-Feb-25 |

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 6 months.~~

This Statement of Information was prepared on: 06 May 2025



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**111 CHURCH STREET WHITTLESEA  
VIC 3757**

3 2 -

Sold Price

**\$750,000**

Sold Date

**03-Mar-25**

Distance

**0.12km**



**66 BLACK FLAT ROAD  
WHITTLESEA VIC 3757**

3 2 3

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**17-Apr-25**

Distance

**0.23km**



**29 JAMES STREET WHITTLESEA  
VIC 3757**

3 2 4

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**05-Feb-25**

Distance

**0.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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