

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 LUNIK COURT, WHITTINGTON, VIC 3219  3  1  2

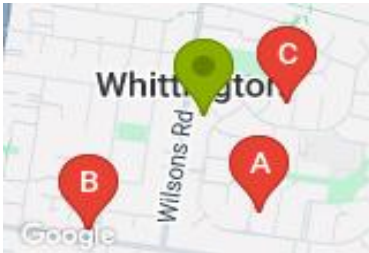
Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

Provided by: Ali Bandari, Area Specialist

MEDIAN SALE PRICE



WHITTINGTON, VIC, 3219

Suburb Median Sale Price (House)

\$600,000

01 July 2025 to 30 June 2026

Provided by: 

COMPARABLE PROPERTIES

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.



10 RANGER CRT, WHITTINGTON, VIC 3219  3  1  1

Sale Price

\$542,600

Sale Date: 23/04/2026

Distance from Property: 389m



37 TOWNSEND RD, WHITTINGTON, VIC 3219  3  1  1

Sale Price

\$510,000

Sale Date: 30/11/2025

Distance from Property: 560m



Health and Wellbeing at Property Inspections

Foremost, the health of our valued clients and our staff is of our utmost priority. To ensure you and our private inspectors, we kindly ask you to follow these safety measures:

-  Minimum of 20 metres between people.
-  All attendees are required to register their details prior to viewing a property.
-  Maintain social distancing of 1.5m and don't when indoors.
-  Please refrain from touching any surfaces inc. fixtures and fittings.
-  Face masks to be worn indoors and outdoors where distancing cannot be maintained.

Persons under 1 year of age are not included in the total. Excludes owners, residents and the minimum of people required to conduct the inspection.

Inspections are by pre-registration only. Attendance limits are capped and all attendees must be pre-registered. Inspections must be contactless.

Attendees and agents are required to wear a **face mask at property inspections at all times.**

that you please refrain from entering a property if you:

- are showing any flu-like symptoms; or have been in contact with someone who is unwell;
- we been in contact with someone who has been diagnosed with or exposed to COVID-19;
- we returned from overseas in the last 14 days;
- we been in direct contact with a known person who has travelled interstate or overseas.

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9 LOVELL CRT, WHITTINGTON, VIC 3219  3  1  4

Sale Price

\$550,000

Sale Date: 17/09/2025

Distance from Property: 273m



This report has been compiled on 03/08/2026 by Area Specialist. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 LUNIK COURT, WHITTINGTON, VIC 3219

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$600,000

Property type

House

Suburb

WHITTINGTON

Period

01 July 2025 to 30 June 2026

Source



Comparable property sales

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

10 RANGER CRT, WHITTINGTON, VIC 3219	\$542,600	23/04/2026
37 TOWNSEND RD, WHITTINGTON, VIC 3219	\$510,000	30/11/2025
9 LOVELL CRT, WHITTINGTON, VIC 3219	\$550,000	17/09/2025

This Statement of Information was prepared on:

03/08/2026