

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

11/7 Ridge Road, Whittlesea Vic 3757

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price*

Median price

Property Type

Suburb

Whittlesea

Period - From

to

Source

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	2/1 Forest St WHITTLESEA 3757	\$460,000	11/03/2026
2	5/1 Ridge Rd WHITTLESEA 3757	\$468,000	19/01/2026
3	3/7 Ridge Rd WHITTLESEA 3757	\$450,200	16/12/2025

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:

27/05/2026 09:56

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

11/7 Ridge Road, Whittlesea Vic 3757

JellisCraig

Tony McDougall

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Indicative Selling Price

\$440,000 - \$480,000

No median price available



2 1 1

Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



2/1 Forest St WHITTLESEA 3757 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 11/03/2026

Property Type: Unit

Land Size: 190 sqm approx

5/1 Ridge Rd WHITTLESEA 3757 (VG)

Agent Comments

2 - -

Price: \$468,000

Method: Sale

Date: 19/01/2026

Property Type: Unit



3/7 Ridge Rd WHITTLESEA 3757 (REI/VG)

Agent Comments

2 1 1

Price: \$450,200

Method: Private Sale

Date: 16/12/2025

Property Type: Unit

Land Size: 148 sqm approx

Account - Jellis Craig | P: 03 94321444



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