

# 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

7 Nizam Court, Wantirna Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,078,000

### Median sale price

Median price \$1,151,500 Property Type House Suburb Wantirna

Period - From 01/01/2025 to 31/03/2025 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	21 Brentwood Dr WANTIRNA 3152	\$1,025,000	12/04/2025
2	11 Pimpala Ct WANTIRNA 3152	\$1,121,000	12/04/2025
3	11 Shetland Dr WANTIRNA 3152	\$1,005,000	05/04/2025

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:

16/04/2025 14:47



4 2 2

**Property Type:** House (Res)

**Land Size:** 911 sqm approx

Agent Comments

**Indicative Selling Price**

\$980,000 - \$1,078,000

**Median House Price**

March quarter 2025: \$1,151,500

## Comparable Properties



**21 Brentwood Dr WANTIRNA 3152 (REI)**

Agent Comments

3 2 3

**Price:** \$1,025,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House (Res)



**11 Pimpala Ct WANTIRNA 3152 (REI)**

Agent Comments

4 2 2

**Price:** \$1,121,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House (Res)

**Land Size:** 776 sqm approx



**11 Shetland Dr WANTIRNA 3152 (REI)**

Agent Comments

3 2 4

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** House (Res)

**Land Size:** 819 sqm approx