

Harcourts Rowville

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: 202/436 Stud Road Wantirna South VIC 3152

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: \$623,000
Property Type: Unit
Suburb: Wantirna South VIC 3152
Period From: October 2024 to December 2024
Source: REIV

Comparable property sales

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
	702/404 Burwood Highway Wantirna South	\$540,000	08/01/2025
	207/1 Lynne Avenue Wantirna South	\$500,000	12/11/2024
	304/436 Stud Road Wantirna South	\$540,000	18/10/2024

This Statement of Information was prepared on: 11th February 2025