

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

13 Homestead Road, Wonga Park Vic 3115

Indicative selling price

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

Range between

\$3,200,000

&

\$3,500,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Wonga Park

Period - From

01/10/2024

to

31/12/2024

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	1 Jamieson Rd WONGA PARK 3115	\$3,420,000	27/10/2024
2	34 Homestead Rd WONGA PARK 3115	\$3,150,000	19/07/2024
3	155 Brysons Rd WONGA PARK 3115	\$3,100,000	17/07/2024

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:

12/02/2025 16:12



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Property Type: House (Res)
Land Size: 45020 sqm approx
Agent Comments

Indicative Selling Price
 \$3,200,000 - \$3,500,000
Median House Price
 December quarter 2024: \$1,360,000

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.

Comparable Properties



1 Jamieson Rd WONGA PARK 3115 (VG)

Agent Comments

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Price: \$3,420,000
Method: Sale
Date: 27/10/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 48918 sqm approx



34 Homestead Rd WONGA PARK 3115 (VG)

Agent Comments

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Price: \$3,150,000
Method: Sale
Date: 19/07/2024
Property Type: Plant Nursery
Land Size: 87644 sqm approx



155 Brysons Rd WONGA PARK 3115 (REI/VG)

Agent Comments

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Price: \$3,100,000
Method: Private Sale
Date: 17/07/2024
Property Type: House (Res)
Land Size: 39300 sqm approx

Account - Barry Plant | P: 03 9842 8888