

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

18/105 Mountain Highway, Wantirna VIC 3152

Indicative selling price

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

Range between

\$545,000

&

\$595,000

Median sale price

Median price

\$702,750

Property Type

Unit

Suburb

Wantirna

Period - From

17/08/2024

to

16/02/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
78/105 Mountain Hwy, Wantirna Vic	\$577,500	07/11/2024
32/3 Ashley St, Wantirna Vic	\$580,000	12/11/2024

This Statement of Information was prepared on:

18/02/2025

18/105 Mountain Highway, Wantirna VIC 3152



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Property Type: Unit
Mark Johnstone
0398941000
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$545,000 - \$595,000
Median House Price
Year ending February 2025: \$702,750

Comparable Properties



78/105 Mountain Hwy, Wantirna Vic

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Price: \$577,500
Method: Private Sale
Date: 07/11/2024
Property Type: Unit
Land Size:



32/3 Ashley St, Wantirna Vic

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Price: \$580,000
Method: Private Sale
Date: 12/11/2024
Property Type: Unit
Land Size:

Account - Woodards Blackburn | P: 9894 1000



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