

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 36 Kenilworth Avenue, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	15 Blackwood Dr WONGA PARK 3115	\$1,650,000	25/11/2024
2	34 Jumping Creek Rd WONGA PARK 3115	\$1,245,000	21/11/2024
3	7 Dudley Rd WONGA PARK 3115	\$1,471,000	20/08/2024

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.~~

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Property Type: House
Land Size: 1515 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2024: \$1,360,000

Comparable Properties



15 Blackwood Dr WONGA PARK 3115 (REI)

Agent Comments

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Price: \$1,650,000
Method: Private Sale
Date: 25/11/2024
Property Type: House (Res)
Land Size: 2729 sqm approx



34 Jumping Creek Rd WONGA PARK 3115 (REI)

Agent Comments

 4  3  3

Price: \$1,245,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 1487 sqm approx



7 Dudley Rd WONGA PARK 3115 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,471,000
Method: Private Sale
Date: 20/08/2024
Property Type: House
Land Size: 1986 sqm approx

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