

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 7 / 4 Nizam Court, Wantirna, VIC, 3152

Indicative selling price

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

Single price

\$1,686,898

or range between

&

Median sale price

Median price

\$1,090,000

*House

*Unit

Yes

Suburb

Wantirna

Period - From

01/01/2024

to

31/12/2024

Source

Price Finder

Comparable property sales

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.

Property data source: [Pricefinder](#). Generated on 10/3/25

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Single residential property located in the Melbourne metropolitan area.

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Address
Including suburb and
postcode

Lot 8 / 4 Nizam Court, Wantirna, VIC, 3152

Indicative selling price

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

Single price

\$1,651,890

or range between

&

Median sale price

Median price

\$1,090,000

*House

*Unit

Yes

Suburb

Wantirna

Period - From

01/01/2024

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Source

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Address
Including suburb and
postcode

Lot 9 / 4 Nizam Court, Wantima, VIC, 3152

Indicative selling price

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Single price

\$1,680,982

or range between

&

Median sale price

Median price

\$1,090,000

*House

*Unit

Yes

Suburb

Wantima

Period - From

01/01/2024

to

31/12/2024

Source

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Comparable property sales

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