

## 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

29/321 WANTIRNA ROAD WANTIRNA VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

33/745-751 BORONIA ROAD WANTIRNA VIC 3152	\$776,000	24-Sep-23
12/765 BORONIA ROAD WANTIRNA VIC 3152	\$737,500	23-Mar-24
22/765 BORONIA ROAD WANTIRNA VIC 3152	\$780,000	02-Mar-24

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 6 months.

This Statement of Information was prepared on: 29 January 2025



**33/745-751 BORONIA ROAD  
WANTIRNA VIC 3152**

3 2 2

Sold Price **\$776,000** Sold Date **24-Sep-23**

Distance **0.5km**



**12/765 BORONIA ROAD  
WANTIRNA VIC 3152**

3 2 2

Sold Price **\$737,500** Sold Date **23-Mar-24**

Distance **0.65km**



**22/765 BORONIA ROAD  
WANTIRNA VIC 3152**

3 2 2

Sold Price **\$780,000** Sold Date **02-Mar-24**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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