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	36 Kenilworth Avenue, Wonga Park Vic 3115
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,360,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	10 Blackwood Dr WONGA PARK 3115	\$1,440,000	12/02/2025
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

The estate agent or agent's representative reasonably believes that fewer than three comparable В* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/03/2025 16:24









Property Type: House Land Size: 1515 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 **Median House Price**

December guarter 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



10 Blackwood Dr WONGA PARK 3115 (REI)

Price: \$1,440,000 Method: Private Sale Date: 12/02/2025 Property Type: House

Land Size: 1998 sqm approx

Agent Comments



34 Jumping Creek Rd WONGA PARK 3115 (REI/VG)

Agent Comments

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



Price: \$1,471,000 Method: Private Sale Date: 20/08/2024

Property Type: House Land Size: 1986 sqm approx

Account - Barry Plant | P: 03 9842 8888





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