

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### 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	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

**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.

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



 4    2    2

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

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

**Agent Comments**

 3    2    3

**Price:** \$1,440,000  
**Method:** Private Sale  
**Date:** 12/02/2025  
**Property Type:** House  
**Land Size:** 1998 sqm approx



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

**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

**Account - Barry Plant | P: 03 9842 8888**