

## 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

58 KIDDERMINSTER DRIVE 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,095,500

Property type

House

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

8 ROTHERWOOD CLOSE WANTIRNA VIC 3152	\$1,265,000	27-Jul-24
6 DUNNS COURT WANTIRNA SOUTH VIC 3152	\$1,330,000	31-Aug-24
30 WONDALEA CRESCENT WANTIRNA VIC 3152	\$1,325,000	25-Sep-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: 22 January 2025

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**8 ROTHERWOOD CLOSE  
WANTIRNA VIC 3152**4  2  2 Sold Price **\$1,265,000** Sold Date **27-Jul-24**Distance **0.68km****6 DUNNS COURT WANTIRNA  
SOUTH VIC 3152**5  2  2 Sold Price **\$1,330,000** Sold Date **31-Aug-24**Distance **1.86km****30 WONDALEA CRESCENT  
WANTIRNA VIC 3152**5  2  2 Sold Price **\$1,325,000** Sold Date **25-Sep-24**Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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