

## 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

32 COLEMAN ROAD WANTIRNA SOUTH 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Wantirna South

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 CAROLINE COURT BAYSWATER VIC 3153	\$820,000	13-Nov-24
49 VICTORIA ROAD BAYSWATER VIC 3153	\$835,000	10-Aug-24
12 LINDA CRESCENT FERNTREE GULLY VIC 3156	\$835,000	21-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: 03 February 2025



**2 CAROLINE COURT BAYSWATER  
VIC 3153**

3 1 3

Sold Price

**\$820,000**

Sold Date

**13-Nov-24**

Distance

**1.37km**



**49 VICTORIA ROAD BAYSWATER  
VIC 3153**

3 1 2

Sold Price

**\$835,000**

Sold Date

**10-Aug-24**

Distance

**1.88km**



**12 LINDA CRESCENT FERNTREE  
GULLY VIC 3156**

3 1 1

Sold Price

Sold Date

**21-Sep-24**

Distance

**1.93km**

RS = Recent sale

UN = Undisclosed Sale

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