

# 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

1 Rowland Court, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,680,000 Property Type House Suburb Wonga Park

Period - From 01/10/2023 to 30/09/2024 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	142 Nangathan Way CROYDON NORTH 3136	\$1,095,000	06/11/2024
2	39 Power St CROYDON NORTH 3136	\$1,142,000	04/11/2024
3	55 Brushy Park Rd WONGA PARK 3115	\$1,120,000	03/10/2024

**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:

14/01/2025 10:55

1 Rowland Court, Wonga Park Vic 3115



 4  3  2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 856 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending September 2024: \$1,680,000

## Comparable Properties



142 Nangathan Way CROYDON NORTH 3136 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$1,095,000  
**Method:** Private Sale  
**Date:** 06/11/2024  
**Property Type:** House  
**Land Size:** 686 sqm approx



39 Power St CROYDON NORTH 3136 (REI/VG)

[Agent Comments](#)

 4  2  2

**Price:** \$1,142,000  
**Method:** Private Sale  
**Date:** 04/11/2024  
**Property Type:** House (Res)  
**Land Size:** 822 sqm approx



55 Brushy Park Rd WONGA PARK 3115 (REI/VG)

[Agent Comments](#)

 4  2  2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 03/10/2024  
**Property Type:** House (Res)  
**Land Size:** 869 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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