

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

2/22 BATEMAN STREET WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Wantirna

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

19/315 WANTIRNA ROAD WANTIRNA VIC 3152	\$865,000	14-Dec-24
361 MOUNTAIN HIGHWAY WANTIRNA VIC 3152	\$853,000	21-Oct-24
1/17-23 MARLBOROUGH ROAD HEATHMONT VIC 3135	\$800,000	18-Oct-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: 17 February 2025



**19/315 WANTIRNA ROAD
WANTIRNA VIC 3152**

 3  2  2

Sold Price ^{RS} **\$865,000** Sold Date **14-Dec-24**

Distance **0.43km**



**361 MOUNTAIN HIGHWAY
WANTIRNA VIC 3152**

 3  2  2

Sold Price **\$853,000** Sold Date **21-Oct-24**

Distance **0.84km**



**1/17-23 MARLBOROUGH ROAD
HEATHMONT VIC 3135**

 3  2  2

Sold Price **\$800,000** Sold Date **18-Oct-24**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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