

## 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

1/14 BIRRALEE STREET WANTIRNA SOUTH VIC 3152

### Indicative selling price

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

Single Price

or range  
between

\$755,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Mar 2024

to

28 Feb 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/3 TILBA PLACE WANTIRNA SOUTH VIC 3152 | \$770,000 | 24-Sep-24 |
| 4/2 NEWMAN ROAD WANTIRNA SOUTH VIC 3152 | \$766,000 | 24-Aug-24 |
| 5/19 DIXON COURT BORONIA VIC 3155       | \$760,000 | 15-Jan-25 |

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 March 2025



**1/3 TILBA PLACE WANTIRNA SOUTH VIC 3152**

 3  2  1

Sold Price **\$770,000** Sold Date **24-Sep-24**

Distance **0.56km**



**4/2 NEWMAN ROAD WANTIRNA SOUTH VIC 3152**

 3  2  1

Sold Price **\$766,000** Sold Date **24-Aug-24**

Distance **0.49km**



**5/19 DIXON COURT BORONIA VIC 3155**

 3  2  2

Sold Price **\$760,000** Sold Date **15-Jan-25**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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