

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 Sky View, Wonga Park Vic 3115

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,740,000

Property Type House

Suburb Wonga Park

Period - From 01/07/2025

to 30/09/2025

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	6 Inverbervie Ct WONGA PARK 3115	\$2,051,000	12/09/2025
2	6 Paynters Rd WONGA PARK 3115	\$2,150,000	23/07/2025
3	311 Yarra Rd WONGA PARK 3115	\$1,800,000	11/04/2025

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:

14/10/2025 09:35



 6  3  4

Property Type: House (Res)
Land Size: 4194 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
September quarter 2025: \$1,740,000

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.

Comparable Properties



6 Inverbervie Ct WONGA PARK 3115 (REI)

Agent Comments

 4  2  3

Price: \$2,051,000
Method: Private Sale
Date: 12/09/2025
Property Type: House (Res)
Land Size: 2000 sqm approx



6 Paynters Rd WONGA PARK 3115 (REI)

Agent Comments

 5  4  2

Price: \$2,150,000
Method: Private Sale
Date: 23/07/2025
Property Type: House
Land Size: 2337 sqm approx



311 Yarra Rd WONGA PARK 3115 (REI/VG)

Agent Comments

 4  2  8

Price: \$1,800,000
Method: Private Sale
Date: 11/04/2025
Property Type: House (Res)
Land Size: 4044 sqm approx

Account - Barry Plant | P: 03 9842 8888