



Real Estate

## **STATEMENT OF INFORMATION**

119 GROSVENOR DRIVE, WANDANA HEIGHTS, VIC 3216

PREPARED BY KAMAL RAJ, ZED REAL ESTATE, PHONE: 0412 203 885



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 119 GROSVENOR DRIVE, WANDANA

5 3 2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **null**

Provided by: Kamal Raj, Zed Real Estate

## MEDIAN SALE PRICE



### WANDANA HEIGHTS, VIC, 3216

Suburb Median Sale Price (House)

**\$1,040,000**

01 January 2025 to 31 December 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



### 5 SHOLDEN CRT, WANDANA HEIGHTS, VIC

5 2 3

Sale Price

**\$1,120,000**

Sale Date: 01/10/2025

Distance from Property: 342m



### 3 THE MEWS, HIGHTON, VIC 3216

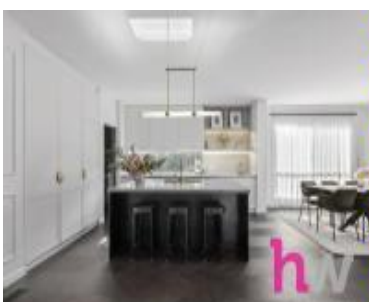
5 3 3

Sale Price

**\$1,950,000**

Sale Date: 12/09/2025

Distance from Property: 729m



### 58 SUNDERLAND RD, WANDANA HEIGHTS,

4 2 4

Sale Price

**\$1,350,000**

Sale Date: 03/10/2025

Distance from Property: 244m



This report has been compiled on 09/01/2026 by Zed Real Estate. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale


Address Including suburb and postcode:

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

### Median sale price

Median price:  Property type:  Suburb:   
Period:  Source: 

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 SHOLDEN CRT, WANDANA HEIGHTS, VIC 3216	\$1,120,000	01/10/2025
3 THE MEWS, HIGHTON, VIC 3216	\$1,950,000	12/09/2025
58 SUNDERLAND RD, WANDANA HEIGHTS, VIC 3216	\$1,350,000	03/10/2025

This Statement of Information was prepared on: