

# 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

120 Tyner Road, Wantirna South Vic 3152

### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Wantirna South

Period - From

01/07/2024

to

30/06/2025

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 | 123 Tyner Rd WANTIRNA SOUTH 3152 | \$955,000 | 04/09/2025   |
| 2 | 4b Tyner Rd WANTIRNA SOUTH 3152  | \$825,000 | 19/07/2025   |
| 3 |                                  |           |              |

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:

01/10/2025 14:36



3 2 2

Rooms: 5  
Property Type: House  
Land Size: 449 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,000,000 - \$1,100,000  
Median House Price  
Year ending June 2025: \$1,250,000

Comparable Properties



123 Tyner Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

3 1 1

Price: \$955,000  
Method: Private Sale  
Date: 04/09/2025  
Property Type: House  
Land Size: 657 sqm approx



4b Tyner Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

3 1 1

Price: \$825,000  
Method: Auction Sale  
Date: 19/07/2025  
Property Type: Townhouse (Single)  
Land Size: 195 sqm approx

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.