

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

123 Tyner Road, Wantirna South Vic 3152

Indicative selling price

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

Single price \$955,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Wantirna South

Period - From 01/01/2025

to 31/03/2025

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	20 Paul Av WANTIRNA SOUTH 3152	\$955,000	14/04/2025
2	9 Pentlowe Rd WANTIRNA SOUTH 3152	\$970,000	09/04/2025
3	22 Mingana Rd WANTIRNA SOUTH 3152	\$960,000	29/03/2025

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:

19/05/2025 09:48



 3  1  1

Property Type: House
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$955,000
Median House Price
March quarter 2025: \$1,250,000

Comparable Properties



20 Paul Av WANTIRNA SOUTH 3152 (REI)

Agent Comments

 3  2  2

Price: \$955,000
Method: Private Sale
Date: 14/04/2025
Property Type: House
Land Size: 885 sqm approx



9 Pentlowe Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

 3  2  2

Price: \$970,000
Method: Private Sale
Date: 09/04/2025
Property Type: House



22 Mingana Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

 3  1  3

Price: \$960,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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