Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

13 Old Orchard Drive, Wantirna South Vic 3152

Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price	\$1,360,000	Pro	perty Type	House		Suburb	Wantirna South
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

Add	dress of comparable property	Price	Date of sale
1	28 Templeton St WANTIRNA 3152	\$1,038,000	12/11/2025
2	123 Tyner Rd WANTIRNA SOUTH 3152	\$955,000	04/09/2025
3	12 Exell Ct WANTIRNA SOUTH 3152	\$1,000,000	16/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2025 11:34





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Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price** September quarter 2025: \$1,360,000





Property Type: House Land Size: 640 sqm approx

Agent Comments

Comparable Properties



28 Templeton St WANTIRNA 3152 (REI)

Price: \$1,038,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments



123 Tyner Rd WANTIRNA SOUTH 3152 (REI/VG)



Agent Comments







12 Exell Ct WANTIRNA SOUTH 3152 (REI/VG)

Price: \$1,000,000 Method: Auction Sale Date: 16/08/2025 Property Type: House Land Size: 742 sqm approx **Agent Comments**



Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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