

# 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

14 Maringa Close, Wantirna South Vic 3152

### Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

### Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Wantirna South

Period - From

01/04/2024

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 | 90 Amersham Dr WANTIRNA 3152     | \$1,406,000 | 08/03/2025   |
| 2 | 81 Wakley Cr WANTIRNA SOUTH 3152 | \$1,308,000 | 14/12/2024   |
| 3 | 29 Exell Ct WANTIRNA SOUTH 3152  | \$1,505,000 | 16/11/2024   |

**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:

07/05/2025 12:12

14 Maringa Close, Wantirna South Vic 3152

Stefan Cook  
0423 858 058  
stefan@heavyside.co



5 3 2

**Property Type:** House (Res)  
**Land Size:** 674 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
Year ending March 2025: \$1,250,000

## Comparable Properties



**90 Amersham Dr WANTIRNA 3152 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,406,000  
**Method:** Auction Sale  
**Date:** 08/03/2025  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



**81 Wakley Cr WANTIRNA SOUTH 3152 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,308,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 854 sqm approx



**29 Exell Ct WANTIRNA SOUTH 3152 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,505,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 778 sqm approx

**Account - Heavyside**



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