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	14 Maringa Close, Wantirna South Vic 3152
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,250,000	Pro	perty 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

Add	dress 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 comparableproperties 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



Stefan Cook 0423 858 058 stefan@heavyside.co





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)

Price: \$1,406,000 Method: Auction Sale Date: 08/03/2025

Property Type: House (Res) Land Size: 660 sqm approx

Agent Comments



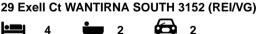
81 Wakley Cr WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

Price: \$1,308,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res) Land Size: 854 sqm approx





Agent Comments

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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