

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

18 Grammar Parade, Wantirna Vic 3152

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Wantirna

Period - From 01/01/2024

to 31/12/2024

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	3 Timmothy Dr WANTIRNA SOUTH 3152	\$1,535,000	26/03/2025
2	36 Jenola Pde WANTIRNA SOUTH 3152	\$1,552,000	10/01/2025
3	8 Labuan PI WANTIRNA 3152	\$1,600,000	09/12/2024

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:

31/03/2025 13:16



5 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending December 2024: \$1,100,000

Comparable Properties



3 Timmothy Dr WANTIRNA SOUTH 3152 (REI)

Agent Comments

5 3 6

Price: \$1,535,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House



36 Jenola Pde WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

5 2 2

Price: \$1,552,000
Method: Private Sale
Date: 10/01/2025
Property Type: House
Land Size: 643 sqm approx



8 Labuan PI WANTIRNA 3152 (REI/VG)

Agent Comments

5 3 2

Price: \$1,600,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 661 sqm approx