

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

20/3 Ashley Street, Wantirna Vic 3152

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$760,000

Property Type

Townhouse

Suburb

Wantirna

Period - From

10/11/2024

to

09/11/2025

Source

Property Data

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	2/561 Boronia Rd WANTIRNA 3152	\$630,000	04/09/2025
2	33/3 Ashley St WANTIRNA 3152	\$605,000	28/06/2025
3	2/181 Stud Rd WANTIRNA SOUTH 3152	\$600,000	20/05/2025

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:

10/11/2025 12:48



2 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Townhouse Price
10/11/2024 - 09/11/2025: \$760,000

Comparable Properties



2/561 Boronia Rd WANTIRNA 3152 (REI)

Agent Comments

2 2 1

Price: \$630,000
Method: Private Sale
Date: 04/09/2025
Property Type: Townhouse (Single)
Land Size: 70 sqm approx



33/3 Ashley St WANTIRNA 3152 (REI)

Agent Comments

2 2 2

Price: \$605,000
Method: Private Sale
Date: 28/06/2025
Rooms: 3
Property Type: Townhouse (Res)



2/181 Stud Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 20/05/2025
Property Type: Townhouse (Single)