

# 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 Bellbird Drive, Wantirna Vic 3152

### Indicative selling price

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

Range between \$880,000 & \$940,000

### Median sale price

Median price \$1,167,000 Property Type House Suburb Wantirna

Period - From 10/10/2024 to 09/10/2025 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	18 Bellbird Dr WANTIRNA 3152	\$930,000	18/08/2025
2	9 Devon Av HEATHMONT 3135	\$940,000	25/05/2025
3	2 Lisgoold St HEATHMONT 3135	\$900,000	06/05/2025

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.~~

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**Indicative Selling Price**

\$880,000 - \$940,000

**Median House Price**

10/10/2024 - 09/10/2025: \$1,167,000



**Property Type:** House  
**Land Size:** 725 sqm approx  
**Agent Comments**

## Comparable Properties



**18 Bellbird Dr WANTIRNA 3152 (REI/VG)**

**Agent Comments**



**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 18/08/2025  
**Property Type:** House  
**Land Size:** 726 sqm approx



**9 Devon Av HEATHMONT 3135 (REI/VG)**

**Agent Comments**



**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 25/05/2025  
**Property Type:** House  
**Land Size:** 836 sqm approx



**2 Lisgoold St HEATHMONT 3135 (REI/VG)**

**Agent Comments**



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 06/05/2025  
**Property Type:** House  
**Land Size:** 699 sqm approx

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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