

# Harcourts Rowville

## 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: **202/436 Stud Road 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)

**Price range** **\$480,000 to \$510,000**

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#### **Median sale price**

Median Price: **\$644,000**

Property Type: **Unit**

Suburb: **Wantirna South VIC 3152**

Period From: **April 2025 to June 2025**

Source: **REIV**

#### **Comparable property sales**

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: 11<sup>th</sup> August 2025