

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

28 WOLF STREET WANTIRNA SOUTH VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,231,111

Property type

House

Suburb

Wantirna South

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

116 FRASER CRESCENT WANTIRNA SOUTH VIC 3152	1371000	05-Apr-25
9 BIRCHFIELD CRESCENT WANTIRNA VIC 3152	1180000	30-Nov-24
5 CAWLEY COURT WANTIRNA SOUTH VIC 3152	1200000	21-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 07 April 2025

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116 FRASER CRESCENT WANTIRNA Sold Price
SOUTH VIC 3152

 4 2 2

RS 1371000 Sold Date 05-Apr-25

Distance 0.74km



9 BIRCHFIELD CRESCENT
WANTIRNA VIC 3152

 4 2 2

Sold Price

1180000 Sold Date 30-Nov-24

Distance 1.65km



5 CAWLEY COURT WANTIRNA
SOUTH VIC 3152

 4  2  2

Sold Price

1200000 Sold Date 21-Nov-24

Distance 1.29km

RS = Recent sale

UN = Undisclosed Sale

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