

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

3/18 Pach Road, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$820,000

&

\$900,000

Median sale price

Median price

\$822,500

Property Type

Townhouse

Suburb

Wantirna South

Period - From

20/10/2024

to

19/10/2025

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	2a Garrison Gr WANTIRNA 3152	\$970,000	05/10/2025
2	1/155 Kanooka Rd BORONIA 3155	\$880,000	30/08/2025
3	4b Tyner Rd WANTIRNA SOUTH 3152	\$825,000	19/07/2025

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:

20/10/2025 16:46



3 2 2

Rooms: 2
Property Type: Townhouse
Land Size: 321 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median Townhouse Price
20/10/2024 - 19/10/2025: \$822,500

Comparable Properties



2a Garrison Gr WANTIRNA 3152 (REI)

Agent Comments

3 2 1

Price: \$970,000
Method: Auction Sale
Date: 05/10/2025
Property Type: Townhouse (Res)
Land Size: 214 sqm approx



1/155 Kanooka Rd BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000
Method: Sold Before Auction
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 306 sqm approx



4b Tyner Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

3 1 1

Price: \$825,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Single)
Land Size: 195 sqm approx