

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

301/ 436 Stud Road, Wantirna South, VIC, 3152

Indicative selling price

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

Single price or range between \$520,000 & \$550,000

Median sale price

Median price

\$642,500

*House

*Unit

Yes

Suburb

Wantirna South

Period - From

01/04/2024

to

31/03/2025

Source

Price Finder

Comparable property sales

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.

Property data source: [Pricefinder](#). Generated on 28/5/25