

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

302/404 BURWOOD HIGHWAY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Wantirna South

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

306/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$515,000	12-May-25
702/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$550,000	27-May-25
807/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152	\$515,000	09-Jul-25

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: 16 September 2025



306/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

 2  2  2

Sold Price

\$515,000

Sold Date **12-May-25**

Distance

0km



702/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

 2  2  1

Sold Price

\$550,000

Sold Date **27-May-25**

Distance

0km



807/404 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152

 2  2  1

Sold Price

^{RS} **\$515,000**

Sold Date **09-Jul-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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