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

339-347 Yarra Road, Wonga Park Vic 3115

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,000,000		&		\$3,300,000			
Median sale p	rice							
Median price	\$1,715,000	Pro	operty Type	Ηοι	ise		Suburb	Wonga Park
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	135-137 Brysons Rd WONGA PARK 3115	\$2,650,000	18/02/2025
2			
3			

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:

12/05/2025 17:05









Property Type: House (Res) Land Size: 60905.1875 sqm approx

Agent Comments

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price March quarter 2025: \$1,715,000

Agent Comments

Comparable Properties

two kilometres of the property for sale in the last six months.



135-137 Brysons Rd WONGA PARK 3115 (REI)

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Price: \$2,650,000 Method: Private Sale Date: 18/02/2025 Property Type: House Land Size: 41700 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

Account - Barry Plant | P: 03 9842 8888



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