

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 38/745-751 Boronia Road, Wantirna Vic 3152
Including suburb and postcode

Indicative selling price

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

Range between \$770,000 & \$820,000

Median sale price

Median price \$770,000 Property Type Townhouse Suburb Wantirna
Period - From 18/12/2024 to 17/12/2025 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	34/745-751 Boronia Rd WANTIRNA 3152	\$865,000	28/07/2025
2	12/735-741 Boronia Rd WANTIRNA 3152	\$780,000	23/10/2025
3	56/745-751 Boronia Rd WANTIRNA 3152	\$790,000	17/10/2025

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:

18/12/2025 11:53

**Property Type:** Townhouse**Land Size:** 192 sqm approx**Agent Comments****Indicative Selling Price**

\$770,000 - \$820,000

Median Townhouse Price

18/12/2024 - 17/12/2025: \$770,000

Comparable Properties

34/745-751 Boronia Rd WANTIRNA 3152 (REI)

**Price:** \$865,000**Method:****Date:** 28/07/2025**Property Type:** House**Agent Comments**

12/735-741 Boronia Rd WANTIRNA 3152 (REI)

**Price:** \$780,000**Method:** Private Sale**Date:** 23/10/2025**Property Type:** Townhouse (Single)**Agent Comments**

56/745-751 Boronia Rd WANTIRNA 3152 (REI)

**Price:** \$790,000**Method:** Private Sale**Date:** 17/10/2025**Property Type:** Townhouse (Single)**Agent Comments**

Account - Barry Plant | P: 03 9842 8888