

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

4/127 TYNER ROAD 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,231,111

Property type

House

Suburb

Wantirna South

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

505/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$770,000	13-Feb-25
30 GROVE WAY WANTIRNA SOUTH VIC 3152	\$855,000	29-Oct-24
8/19 SOVEREIGN PLACE WANTIRNA SOUTH VIC 3152	\$820,000	12-Apr-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: 25 April 2025



**505/1 LYNNE AVENUE WANTIRNA
SOUTH VIC 3152**

3 2 2

Sold Price

^{RS} **\$770,000**

Sold Date

13-Feb-25

Distance

0.43km



**30 GROVE WAY WANTIRNA
SOUTH VIC 3152**

3 2 2

Sold Price

\$855,000

Sold Date

29-Oct-24

Distance

1.51km



**8/19 SOVEREIGN PLACE
WANTIRNA SOUTH VIC 3152**

3 2 2

Sold Price

^{RS} **\$820,000**

Sold Date

12-Apr-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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