

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 FROMELLES COURT 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

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,237,000

Property type

House

Suburb

Wantirna South

Period-from

01 Oct 2024

to

30 Sep 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

3 ROCHELLE COURT WANTIRNA SOUTH VIC 3152	\$1,420,000	30-Aug-25
14 TOWNVIEW AVENUE WANTIRNA SOUTH VIC 3152	\$1,400,000	05-Sep-25
105 FRASER CRESCENT WANTIRNA SOUTH VIC 3152	\$1,350,000	22-Sep-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: 20 October 2025

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3 ROCHELLE COURT WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price

^{RS} \$1,420,000 Sold Date 30-Aug-25

Distance 0.79km



14 TOWNVIEW AVENUE WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price

^{RS} \$1,400,000 Sold Date 05-Sep-25

Distance 0.9km



105 FRASER CRESCENT WANTIRNA SOUTH VIC 3152

4 2 2

Sold Price

^{RS} \$1,350,000 Sold Date 22-Sep-25

Distance 0.42km

RS = Recent sale

UN = Undisclosed Sale

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