

# 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

48 Grammar Parade, Wantirna Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,230,000

Property Type House

Suburb Wantirna

Period - From 01/04/2025

to

30/06/2025

Source 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 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	7 Aberdeen Way WANTIRNA 3152	\$1,229,000	17/05/2025
2	71 Templeton St WANTIRNA 3152	\$1,446,500	10/05/2025
3	4 Causeway Blvd WANTIRNA 3152	\$1,321,000	26/04/2025

**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:

31/07/2025 11:49



4   
 2   
 2

**Property Type:** House  
**Land Size:** 470 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 June quarter 2025: \$1,230,000

## Comparable Properties



**7 Aberdeen Way WANTIRNA 3152 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,229,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 388 sqm approx



**71 Templeton St WANTIRNA 3152 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,446,500  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** House (Res)  
**Land Size:** 420 sqm approx



**4 Causeway Blvd WANTIRNA 3152 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$1,321,000  
**Method:** Auction Sale  
**Date:** 26/04/2025  
**Property Type:** House (Res)  
**Land Size:** 312 sqm approx

**Account -** Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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