

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 49 Shetland Drive, Wantirna, VIC 3152

Indicative selling price

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

Price Range \$990,000 & \$1,040,000

Median sale price

Median price \$1,195,000 Property Type House Suburb Wantirna (3152)

Period - From 01/10/2024 to 30/09/2025 Source REIV

Comparable property sales

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
17 KAISMAN SQUARE, WANTIRNA VIC 3152	\$1,090,000	11/10/2025
14 KAISMAN SQUARE, WANTIRNA VIC 3152	\$1,035,000	16/10/2025
21 BRENTWOOD DRIVE, WANTIRNA VIC 3152	\$1,025,555	12/04/2025

This Statement of Information was prepared on: 31/10/2025