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

510B/404 BURWOOD HIGHWAY 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 | \$310,000 | & | \$340,000 |
|--------------|---------------------|-----------|---|-----------|
| Single Price | | \$310,000 | & | \$340,000 |

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$522,500 | Prop | erty type | | Unit | Suburb | Wantirna South |
|--------------|-------------|------|-----------|------|--------|--------|----------------|
| | | | | | | | |
| Period-from | 01 Sep 2024 | to | 31 Aug 2 | 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 |
|---|-----------|--------------|
| 410/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152 | \$345,000 | 07-Jan-25 |
| 510/400 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152 | \$350,000 | 28-Mar-25 |
| 205/408 BURWOOD HIGHWAY WANTIRNA SOUTH VIC 3152 | \$357,000 | 21-Feb-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: 17 September 2025





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410/400 BURWOOD HIGHWAY **WANTIRNA SOUTH VIC 3152**

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Sold Price

\$345,000 Sold Date 07-Jan-25

Distance

0.01km



510/400 BURWOOD HIGHWAY **WANTIRNA SOUTH VIC 3152**

Sold Price

\$350,000 Sold Date 28-Mar-25

Distance

0.01km



205/408 BURWOOD HIGHWAY **WANTIRNA SOUTH VIC 3152**

Sold Price

\$357,000 Sold Date **21-Feb-25**

Distance 0.01km

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RS = Recent sale

UN = Undisclosed Sale

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