

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

53/321 WANTIRNA ROAD WANTIRNA 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Sep 2024

to

31 Aug 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

2/22 BATEMAN STREET WANTIRNA VIC 3152	\$827,000	14-Mar-25
6A DUDLEY AVENUE WANTIRNA VIC 3152	\$840,000	07-Dec-24
6/569 BORONIA ROAD WANTIRNA VIC 3152	\$783,888	14-Dec-24

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: 29 September 2025

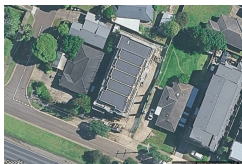

**2/22 BATEMAN STREET
WANTIRNA VIC 3152**

3 2 2

Sold Price \$827,000 Sold Date 14-Mar-25
Distance 0.41km

**6A DUDLEY AVENUE WANTIRNA
VIC 3152**

3 2 2

Sold Price \$840,000 Sold Date 07-Dec-24
Distance 0.43km

**6/569 BORONIA ROAD WANTIRNA
VIC 3152**

3 - -

Sold Price \$783,888 Sold Date 14-Dec-24
Distance 0.92km

RS = Recent sale **UN** = Undisclosed Sale

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