

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

6/20 KENSINGTON PLACE 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Aug 2024

to

31 Jul 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

2/20 KENSINGTON PLACE WANTIRNA SOUTH VIC 3152	\$830,000	07-May-25
8/19 SOVEREIGN PLACE WANTIRNA SOUTH VIC 3152	\$820,000	12-Apr-25
6/107 KATHRYN ROAD KNOXFIELD VIC 3180	\$825,000	14-Sep-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: 21 August 2025

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2/20 KENSINGTON PLACE WANTIRNA SOUTH VIC 3152

3 2 2

Sold Price **\$830,000** Sold Date **07-May-25**

Distance **0km**



8/19 SOVEREIGN PLACE WANTIRNA SOUTH VIC 3152

3 2 2

Sold Price **\$820,000** Sold Date **12-Apr-25**

Distance **0.34km**



6/107 KATHRYN ROAD KNOXFIELD VIC 3180

3 2 2

Sold Price **\$825,000** Sold Date **14-Sep-24**

Distance **2.02km**

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

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