

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

806/404 Burwood Highway, Wantirna South, Vic 3152

### Indicative selling price

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

Single price \$335,000

### Median sale price

Median price

\$515,000

Property type

Unit

Suburb

Wantirna South

Period - From

01/08/2025

to

31/10/2025

Source



PropTrack

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
109/400 Burwood Hwy, Wantirna South, VIC 3152	\$345,000	13/06/2024
604A/400 Burwood Highway, Wantirna South, VIC 3152	\$325,000	16/09/2025
510B/404 Burwood Highway, Wantirna South, VIC 3152	\$340,000	09/09/2025

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 24/11/2025