Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale									
Address Including suburb and postcode 9 Victoria Street, Wandin North Vic 3139									
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range	between \$1,350,000	&		\$1,450,0	000				
Median sale price									
Media	n price \$872,500	Property Ty	pe Hous	е	S	uburb	Wandin Nort	h	
Period ·	- From 26/11/2024	to 25/11/20	025	So	ourceP	roperty	Data		
Comparable property sales (*Delete A or B below as applicable)									
ř	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.								
Addres	s of comparable prop	erty				Pr	ice	Date of sale	
1	4								
2	e n								
3									
OR									
	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 six months.								
	This Statement of Information was prepared on:					: [26/11/2025 11:26		

