

## 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

11/4 NIZAM COURT WANTIRNA VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,160,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Wantirna

Period-from

01 Oct 2024

to

30 Sep 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 54 THOMPSON DRIVE WANTIRNA VIC 3152         | \$1,028,500 | 01-May-25 |
| 13B BILLARA CLOSE WANTIRNA SOUTH VIC 3152   | -           | 27-Sep-25 |
| 6/46-48 MARLBOROUGH ROAD HEATHMONT VIC 3135 | \$1,462,000 | 14-Oct-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: 24 October 2025



**54 THOMPSON DRIVE WANTIRNA  
VIC 3152**

4 3 -

Sold Price

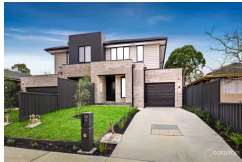
**\$1,028,500**

Sold Date

**01-May-25**

Distance

**1.34km**



**13B BILLARA CLOSE WANTIRNA  
SOUTH VIC 3152**

4 3 1

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date

**27-Sep-25**

Distance

**1.37km**



**6/46-48 MARLBOROUGH ROAD  
HEATHMONT VIC 3135**

4 2 2

Sold Price

<sup>RS</sup> **\$1,462,000**

Sold Date

**14-Oct-25**

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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