

## 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

2/4 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

\$1,350,000

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

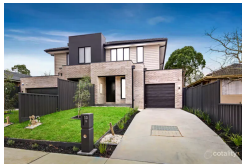
Date of sale

13B BILLARA CLOSE WANTIRNA SOUTH VIC 3152	\$1,225,000	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



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

 4  3  1

Sold Price <sup>RS</sup> **\$1,225,000** <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 **1.74km**

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

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