

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

8/4 NIZAM COURT WANTIRNA 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

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Other

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

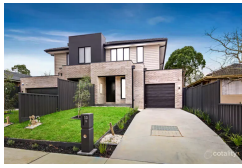
Date of sale

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 ^{RS} **\$1,225,000** ^{UN} Sold Date **27-Sep-25**

Distance **1.37km**



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

4 2 2

Sold Price ^{RS} **\$1,462,000** Sold Date **14-Oct-25**

Distance **1.74km**

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

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