

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

18 MOCKRIDGE STREET, WANTIRNA SOUTH, VIC 3152

Indicative selling price

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

Single price

\$1,435,000

or range between

&

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

WANTIRNA SOUTH

Period - From

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales

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.

Address of comparable property	Price	Date of sale
108 ARGYLE WAY WANTIRNA SOUTH VIC 3152	\$1,455,000	27-Sep-24
13 OBERON COURT WANTIRNA SOUTH VIC 3152	\$1,488,000	12-Apr-25
4 FARMERS GROVE WANTIRNA SOUTH VIC 3152	\$1,406,000	15-Feb-25

This Statement of Information was prepared on:

24/08/2025