

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

1-6/523 BORONIA ROAD 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

or range
between

\$799,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,750

Property type

Unit

Suburb

Wantirna

Period-from

01 Aug 2024

to

31 Jul 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

8/555 BORONIA ROAD WANTIRNA VIC 3152

\$740,000

12-Jun-24

12/561 BORONIA ROAD WANTIRNA VIC 3152

\$725,000

17-Dec-24

2/7 WEEMALA COURT BAYSWATER VIC 3153

\$845,888

09-Apr-24




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: 26 August 2025






8/555 BORONIA ROAD WANTIRNA VIC 3152 Sold Price **\$740,000** Sold Date **12-Jun-24**

 3
  2
  2
 Distance **0.29km**






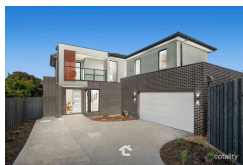
12/561 BORONIA ROAD WANTIRNA VIC 3152 Sold Price **\$725,000** Sold Date **17-Dec-24**

 3
  2
  2
 Distance **0.35km**






2/7 WEEMALA COURT BAYSWATER VIC 3153 Sold Price **\$845,888** Sold Date **09-Apr-24**

 3
  2
  2
 Distance **0.55km**



16 MOONAH ROAD WANTIRNA SOUTH VIC 3152 Sold Price ^{RS} **\$1,390,000** Sold Date **05-Jul-25**

 4
  3
  2
 Distance **0.74km**

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

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