

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

2/27 GRESFORD 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

\$635,000

&

\$680,000

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

3/525 BORONIA ROAD WANTIRNA VIC 3152	\$689,000	-
3/12 BENTLEY STREET WANTIRNA VIC 3152	\$675,000	15-Jul-25
1/525 BORONIA ROAD WANTIRNA VIC 3152	\$655,000	08-May-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: 13 October 2025



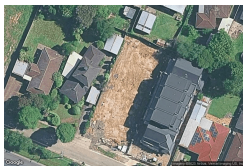
3/525 BORONIA ROAD WANTIRNA VIC 3152 Sold Price **\$689,000** Sold Date **-**
Distance **0km**

 2  1  1



3/12 BENTLEY STREET WANTIRNA VIC 3152 Sold Price **\$675,000** Sold Date **15-Jul-25**
Distance **0.09km**

 2  -  -



1/525 BORONIA ROAD WANTIRNA VIC 3152 Sold Price **\$655,000** Sold Date **08-May-25**
Distance **0.52km**

 2  -  -

RS = Recent sale

UN = Undisclosed Sale

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