

## 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

WANTIRNA VIC 3152

### Indicative selling price

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

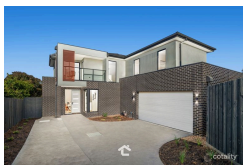
Distance **0.35km**



**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 <sup>RS</sup> **\$1,390,000** Sold Date **05-Jul-25**

 4  3  2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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