

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

6 DEAN 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

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,183,000

Property type

House

Suburb

Wantirna

Period-from

01 Feb 2025

to

31 Jan 2026

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

4 DALKEITH ROAD WANTIRNA VIC 3152	\$1,250,000	30-Oct-25
3 WASHUSEN ROAD HEATHMONT VIC 3135	\$1,280,000	29-Nov-25
2 MOUNTAIN VIEW ROAD HEATHMONT VIC 3135	\$1,220,000	11-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: 14 February 2026



4 DALKEITH ROAD WANTIRNA VIC 3152 Sold Price **\$1,250,000** Sold Date **30-Oct-25**

 4  2  2

Distance **0.81km**



3 WASHUSEN ROAD HEATHMONT VIC 3135 Sold Price ^{RS} **\$1,280,000** Sold Date **29-Nov-25**

 4  2  2

Distance **0.93km**



2 MOUNTAIN VIEW ROAD HEATHMONT VIC 3135 Sold Price **\$1,220,000** Sold Date **11-Oct-25**

 4  2  2

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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