

# 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

16 Baudelaire Avenue, Wantirna Vic 3152

### Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,208,500 Property Type House Suburb Wantirna

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 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
1	1 Edna Ct WANTIRNA 3152	\$1,190,000	20/12/2025
2	3 Rotherwood Cl WANTIRNA 3152	\$1,118,000	11/12/2025
3	54 Rachele Dr WANTIRNA 3152	\$1,171,000	22/11/2025

**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 six months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending December 2025: \$1,208,500



 4  2  3

**Property Type:** House

**Land Size:** 542 sqm approx

Agent Comments

## Comparable Properties



1 Edna Ct WANTIRNA 3152 (REI)

Agent Comments

 4  2  3

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 20/12/2025

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



3 Rotherwood Ct WANTIRNA 3152 (REI/VG)

Agent Comments

 4  2  1

**Price:** \$1,118,000

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** House (Res)

**Land Size:** 533 sqm approx



54 Rachelle Dr WANTIRNA 3152 (REI)

Agent Comments

 5  2  3

**Price:** \$1,171,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)

**Land Size:** 724 sqm approx

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