

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

2/323 Wantirna Road, Wantirna Vic 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$700,000 Property Type Townhouse Suburb Wantirna

Period - From 24/02/2025 to 23/02/2026 Source Property Data

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	11/24-28 Stud Rd BAYSWATER 3153	\$830,000	04/12/2025
2	12/735 Boronia Rd WANTIRNA 3152	\$780,000	23/10/2025
3	56/745 Boronia Rd WANTIRNA 3152	\$790,000	17/10/2025

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:

24/02/2026 11:10



3 bedrooms 2 bathrooms 2 car spaces

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

24/02/2025 - 23/02/2026: \$700,000

Comparable Properties



11/24-28 Stud Rd BAYSWATER 3153 (REI)

Agent Comments

3 bedrooms 2 bathrooms 2 car spaces

Price: \$830,000

Method: Private Sale

Date: 04/12/2025

Property Type: Townhouse (Single)

Land Size: 232 sqm approx

12/735 Boronia Rd WANTIRNA 3152 (VG)

Agent Comments

3 bedrooms - bathrooms - car spaces

Price: \$780,000

Method: Sale

Date: 23/10/2025

Property Type: Strata Unit/Townhouse - Conjoined



56/745 Boronia Rd WANTIRNA 3152 (VG)

Agent Comments

3 bedrooms - bathrooms - car spaces

Price: \$790,000

Method: Sale

Date: 17/10/2025

Property Type: Strata Unit/Townhouse - Conjoined

Account - VICPROP | P: 03 8888 1011