

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 3 Scott Court, Wantirna South, VIC 3152

Indicative selling price

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

Price Range

\$900,000

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\$990,000

Median sale price

Median price

\$1,032,500

Property Type

House

Suburb

Wantirna South (3152)

Period - From

01/10/2025

to

31/12/2025

Source

REIV

Comparable property sales

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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
29 LANDSDALE CRESCENT, WANTIRNA SOUTH VIC 3152	\$905,000	14/11/2025
123 TYNER ROAD, WANTIRNA SOUTH VIC 3152	\$955,000	04/09/2025
32 LEWIS ROAD, WANTIRNA SOUTH VIC 3152	\$960,000	14/11/2025

This Statement of Information was prepared on: 27/02/2026