

# 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

33 Sylphide Way, Wantirna South 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 \$1,880,000 & \$1,980,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Wantirna South

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	117 Cathies La WANTIRNA SOUTH 3152	\$1,926,000	06/12/2025
2	60 Harcrest Blvd WANTIRNA SOUTH 3152	\$1,950,000	11/10/2025
3	15 Elphinstone Way WANTIRNA SOUTH 3152	\$1,928,000	23/08/2025

**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.~~

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Property Type: House

Agent Comments

**Indicative Selling Price**  
\$1,880,000 - \$1,980,000  
**Median House Price**  
Year ending December 2025: \$1,300,000

## Comparable Properties



117 Cathies La WANTIRNA SOUTH 3152 (REI)

Agent Comments

5 2 2

**Price:** \$1,926,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx

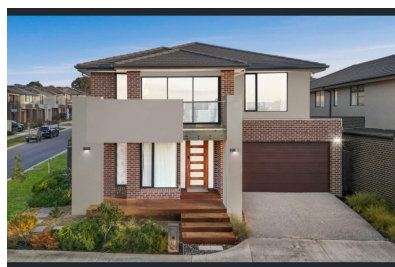


60 Harcrest Blvd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

5 6 2

**Price:** \$1,950,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx



15 Elphinstone Way WANTIRNA SOUTH 3152 (VG)

Agent Comments

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**Price:** \$1,928,000  
**Method:** Sale  
**Date:** 23/08/2025  
**Property Type:** House (Res)  
**Land Size:** 498 sqm approx

Account - Jellis Craig | P: 03 88498088



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