

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

13/3 ASHLEY STREET 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Mar 2025

to

28 Feb 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

5/3 ASHLEY STREET WANTIRNA VIC 3152	\$571,000	20-Feb-25
8/3 ASHLEY STREET WANTIRNA VIC 3152	\$624,000	14-Feb-26
20/3 ASHLEY STREET WANTIRNA VIC 3152	\$616,000	06-Dec-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: 10 March 2026



**5/3 ASHLEY STREET WANTIRNA
 VIC 3152**

Sold Price **\$571,000** Sold Date **20-Feb-25**

2 2 2

Distance **0km**



**8/3 ASHLEY STREET WANTIRNA
 VIC 3152**

Sold Price ^{RS} **\$624,000** Sold Date **14-Feb-26**

2 2 2

Distance **0km**



**20/3 ASHLEY STREET WANTIRNA
 VIC 3152**

Sold Price **\$616,000** Sold Date **06-Dec-25**

2 2 2

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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