

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

4 HENRY ROAD WANTIRNA SOUTH 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Wantirna South

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

3 PINWOOD DRIVE WANTIRNA SOUTH VIC 3152	\$1,100,000	20-Dec-25
8 LEICESTER COURT WANTIRNA SOUTH VIC 3152	\$1,150,000	04-Mar-26
26 ARBROATH ROAD WANTIRNA SOUTH VIC 3152	\$1,080,000	31-Jan-26

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: 11 March 2026



3 PINEWOOD DRIVE WANTIRNA SOUTH VIC 3152

 3  2  2

Sold Price **\$1,100,000** Sold Date **20-Dec-25**

Distance **0.58km**



8 LEICESTER COURT WANTIRNA SOUTH VIC 3152

 4  2  2

Sold Price ^{RS} **\$1,150,000** Sold Date **04-Mar-26**

Distance **0.88km**



26 ARBROATH ROAD WANTIRNA SOUTH VIC 3152

 4  2  2

Sold Price ^{RS} **\$1,080,000** Sold Date **31-Jan-26**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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