

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

1 Gera Court, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	14 Freemantle Dr WANTIRNA SOUTH 3152	\$1,610,000	18/11/2025
2	5 Jessica CI WANTIRNA SOUTH 3152	\$1,530,000	08/11/2025
3	24 Townview Av WANTIRNA SOUTH 3152	\$1,522,000	05/11/2025

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:

16/03/2026 15:39

Costa Calaitzis
8849 8088
0400 110 489

costacalaitzis@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2025: \$1,300,000



 5  2  2

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



14 Freemantle Dr WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,610,000

Method: Private Sale

Date: 18/11/2025

Property Type: House

Land Size: 734 sqm approx



5 Jessica Ct WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,530,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House

Land Size: 677 sqm approx



24 Townview Av WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,522,000

Method: Auction Sale

Date: 05/11/2025

Property Type: House (Res)

Land Size: 622 sqm approx

Account - Jellis Craig | P: 03 88498088