

# 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

24 Wallace Road, 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$1,334,500

Property Type

House

Suburb

Wantirna South

Period - From

01/10/2025

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	30 Townview Av WANTIRNA SOUTH 3152	\$1,101,500	19/03/2026
2	5 Carina Cl WANTIRNA SOUTH 3152	\$1,030,000	14/03/2026
3	23 Mockridge St WANTIRNA SOUTH 3152	\$1,220,000	14/03/2026

**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:

30/03/2026 12:50



4   2   2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 728 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

December quarter 2025: \$1,334,500

## Comparable Properties



**30 Townview Av WANTIRNA SOUTH 3152 (REI)**

Agent Comments

4   2   2

**Price:** \$1,101,500

**Method:** Auction Sale

**Date:** 19/03/2026

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**5 Carina Ct WANTIRNA SOUTH 3152 (REI)**

Agent Comments

4   2   2

**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 883 sqm approx



**23 Mockridge St WANTIRNA SOUTH 3152 (REI)**

Agent Comments

4   2   2

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 751 sqm approx

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