

# 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 9 Newstead 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)

Single price \$895,000

### Median sale price

Median price \$1,295,500 Property Type House Suburb Wantirna South

Period - From 01/04/2025 to 31/03/2026 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	3 Scott Ct WANTIRNA SOUTH 3152	\$940,000	28/03/2026
2	29 Aisbett Av WANTIRNA SOUTH 3152	\$940,000	17/02/2026
3	29 Landsdale Cr WANTIRNA SOUTH 3152	\$905,000	14/11/2025

**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:

21/04/2026 10:13

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**Indicative Selling Price**  
\$895,000

**Median House Price**  
Year ending March 2026: \$1,295,500



 3    1    2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**3 Scott Ct WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** House

**Land Size:** 780 sqm approx

**29 Aisbett Av WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**

 3    2    -

**Price:** \$940,000

**Method:** Private Sale

**Date:** 17/02/2026

**Property Type:** House (Res)



**29 Landsdale Cr WANTIRNA SOUTH 3152 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$905,000

**Method:** Sale

**Date:** 14/11/2025

**Property Type:** House (Res)

**Land Size:** 536 sqm approx

**Account - Jellis Craig | P: 03 88498088**