

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 6 Wolf Street, Wantirna South Vic 3152

Indicative selling price

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

Range between \$1,960,000 & \$2,060,000

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	23 Somerset St WANTIRNA SOUTH 3152	\$1,910,000	25/10/2025
2	60 Harcrest Blvd WANTIRNA SOUTH 3152	\$1,950,000	11/10/2025
3	25 Argyle Way WANTIRNA SOUTH 3152	\$1,997,500	26/09/2025

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: 24/03/2026 13:04



5 3 2

Property Type: House (Res)

Land Size: 673 sqm approx

Agent Comments

Indicative Selling Price

\$1,960,000 - \$2,060,000

Median House Price

December quarter 2025: \$1,334,500

Comparable Properties



23 Somerset St WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

5 3 2

Price: \$1,910,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 726 sqm approx

60 Harcrest Blvd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

5 6 2

Price: \$1,950,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 568 sqm approx



25 Argyle Way WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

4 2 2

Price: \$1,997,500

Method: Auction Sale

Date: 26/09/2025

Property Type: House (Res)

Land Size: 654 sqm approx

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