

## 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

25 ARTHUR STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Wantirna South

Period-from

01 May 2025

to

30 Apr 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

6 ESSEX COURT BAYSWATER VIC 3153	\$825,000	06-May-26
106 KANOOKA ROAD BORONIA VIC 3155	\$878,000	28-Mar-26
73 BONA VISTA ROAD BAYSWATER VIC 3153	\$860,000	09-Apr-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: 14 May 2026



**6 ESSEX COURT BAYSWATER VIC 3153**

 3  1  3

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date **06-May-26**

Distance **1.7km**



**106 KANOOKA ROAD BORONIA VIC 3155**

 3  1  2

Sold Price

**\$878,000**

Sold Date **28-Mar-26**

Distance **0.78km**



**73 BONA VISTA ROAD BAYSWATER VIC 3153**

 3  1  2

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date **09-Apr-26**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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