

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

Single price

\$990,000

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	5 Carina CI WANTIRNA SOUTH 3152	\$1,030,000	14/03/2026
2	9 Benedikt Ct SCORESBY 3179	\$997,500	14/03/2026
3	353 Scoresby Rd FERNTREE GULLY 3156	\$950,000	10/02/2026

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:

02/05/2026 13:53



4
 2
 2

Property Type: House
Land Size: 724 sqm approx
 Agent Comments

Indicative Selling Price
 \$990,000

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

Comparable Properties



5 Carina CI 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



9 Benedikt Ct SCORESBY 3179 (REI)

Agent Comments

4
 2
 2

Price: \$997,500
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 739 sqm approx



353 Scoresby Rd FERNTREE GULLY 3156 (REI/VG)

Agent Comments

4
 2
 10

Price: \$950,000
Method: Sold Before Auction
Date: 10/02/2026
Property Type: House
Land Size: 735 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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