

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

1/561 Boronia Road, Wantirna Vic 3152

Indicative selling price

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

Range between \$670,000

&

\$710,000

Median sale price

Median price \$700,000

Property Type Townhouse

Suburb Wantirna

Period - From 03/08/2025

to

02/08/2026

Source Property Data

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	1/531 Boronia Rd WANTIRNA 3152	\$728,000	12/02/2026
2			
3			

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:

03/08/2026 17:23



3 2 2

Property Type: Townhouse (Single)

Land Size: 134 sqm approx

Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median Townhouse Price
03/08/2025 - 02/08/2026: \$700,000

Comparable Properties



1/531 Boronia Rd WANTIRNA 3152 (REI/VG)

Agent Comments

3 2 1

Price: \$728,000
Method: Private Sale
Date: 12/02/2026
Property Type: Townhouse (Single)
Land Size: 157 sqm approx

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.