

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

3/258 Wantirna Road, Wantirna Vic 3152

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$700,000 Property Type Townhouse Suburb Wantirna

Period - From 29/04/2025 to 28/04/2026 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	16/57 Patterson St RINGWOOD EAST 3135	\$725,000	28/02/2026
2	5/12 Highmoor Av BAYSWATER 3153	\$660,000	30/10/2025
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: 29/04/2026 15:04



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  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Townhouse Price

29/04/2025 - 28/04/2026: \$700,000

Comparable Properties

16/57 Patterson St RINGWOOD EAST 3135 (REI)

Agent Comments

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  1

Price: \$725,000

Method:

Date: 28/02/2026

Property Type: Townhouse (Single)

5/12 Highmoor Av BAYSWATER 3153 (REI)

Agent Comments

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  1

Price: \$660,000

Method:

Date: 30/10/2025

Property Type: Townhouse (Single)

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.

Account - Harcourts Vermont South | P: 03 98861008



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