

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

Single price \$660,000

Median sale price

Median price \$689,000

Property Type Townhouse

Suburb Wantirna

Period - From 17/06/2025

to 16/06/2026

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	3/332 Maroondah Hwy RINGWOOD 3134	\$628,000	08/06/2026
2	12 Cascades Way WANTIRNA SOUTH 3152	\$686,000	17/05/2026
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:

17/06/2026 19:52



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$660,000

Median Townhouse Price
17/06/2025 - 16/06/2026: \$689,000

Comparable Properties



3/332 Maroondah Hwy RINGWOOD 3134 (REI)

Agent Comments

2 2 1

Price: \$628,000
Method: Private Sale
Date: 08/06/2026
Property Type: Townhouse (Single)
Land Size: 88 sqm approx



12 Cascades Way WANTIRNA SOUTH 3152 (REI)

Agent Comments

2 2 2

Price: \$686,000
Method: Auction Sale
Date: 17/05/2026
Property Type: Townhouse (Res)

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