

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

4/436 Stud Road, Wantirna South Vic 3152

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$686,000

Property Type

Unit

Suburb

Wantirna South

Period - From

01/04/2026

to

30/06/2026

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	105/436 Stud Rd WANTIRNA SOUTH 3152	\$365,000	05/03/2026
2	217/1 Lynne Av WANTIRNA SOUTH 3152	\$405,000	02/02/2026
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:

13/08/2026 11:13



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$395,000
Median Unit Price
June quarter 2026: \$686,000

Comparable Properties

105/436 Stud Rd WANTIRNA SOUTH 3152 (VG)

2 - -

Agent Comments
The property is actually 1 bedroom

Price: \$365,000
Method: Sale
Date: 05/03/2026
Property Type: Strata Unit/Flat

217/1 Lynne Av WANTIRNA SOUTH 3152 (VG)

1 - -

Agent Comments

Price: \$405,000
Method: Sale
Date: 02/02/2026
Property Type: Strata Unit/Flat

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.