

## 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

29 LANDSDALE CRESCENT WANTIRNA SOUTH VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,094,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

Suburb

Wantirna South

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 78 RICKARDS AVENUE NORTH KNOXFIELD VIC 3180 | \$935,000 | 16-Aug-25 |
| 2 DUNTROON DRIVE WANTIRNA VIC 3152          | \$958,000 | 04-Jan-25 |
| 7 SCENIC COURT FERNTREE GULLY VIC 3156      | \$952,000 | 13-Sep-25 |

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 6 months.~~

This Statement of Information was prepared on: 22 September 2025

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**78 RICKARDS AVENUE NORTH  
KNOXFIELD VIC 3180**

3 1 2

Sold Price

<sup>RS</sup> **\$935,000**

Sold Date **16-Aug-25**

Distance **1.56km**



**2 DUNTROON DRIVE WANTIRNA  
VIC 3152**

3 1 2

Sold Price

<sup>RS</sup> **\$958,000**

Sold Date **04-Jan-25**

Distance **1.73km**



**7 SCENIC COURT FERNTREE  
GULLY VIC 3156**

3 1 2

Sold Price

<sup>RS</sup> **\$952,000**

Sold Date **13-Sep-25**

Distance **2.7km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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