

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

6 BARMAN DRIVE EAST WANTIRNA VIC 3152

Indicative selling price

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

Single Price

or range
between

\$1,130,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,138,000

Property type

House

Suburb

Wantirna

Period-from

01 Aug 2025

to

31 Jul 2026

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

9 AMINYA COURT WANTIRNA VIC 3152	\$1,190,000	08-Jul-26
19 MILPERA CRESCENT WANTIRNA VIC 3152	\$1,170,000	09-Jul-26
29 STOKES ROAD WANTIRNA VIC 3152	\$1,125,000	09-Jul-26

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: 26 August 2026


9 AMINYA COURT WANTIRNA VIC 3152

Sold Price

^{RS}
\$1,190,000

Sold Date

08-Jul-26
 4

 2

 2

Distance

0.12km

19 MILPERA CRESCENT WANTIRNA VIC 3152

Sold Price

^{RS}
\$1,170,000

Sold Date

09-Jul-26
 4

 2

 -

Distance

0.3km

29 STOKES ROAD WANTIRNA VIC 3152

Sold Price

^{RS}
\$1,125,000

Sold Date

09-Jul-26
 4

 2

 5

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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