

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/65 RACHELLE DRIVE WANTIRNA VIC 3152

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$742,000

Property type

Unit

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 arethe threepropertyessoldwithintwokilometresof theproperty 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

6/523 BORONIA ROAD WANTIRNA VIC 3152	\$843,000	05-Aug-26
2/7 AISBETT AVENUE WANTIRNA SOUTH VIC 3152	\$890,000	06-May-26
35 CLARENCE ROAD WANTIRNA VIC 3152	\$800,000	09-Jun-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: 06 August 2026



6/523 BORONIA ROAD WANTIRNA
VIC 3152

 3  2  2

RS Sold Price \$843,000 Sold Date 05-Aug-26

Distance 1.09km



2/7 AISBETT AVENUE WANTIRNA
SOUTH VIC 3152

 3  2  2

RS Sold Price \$890,000 Sold Date 06-May-26

Distance 1.97km



35 CLARENCE ROAD WANTIRNA
VIC 3152

 3  2  2

RS Sold Price \$800,000 Sold Date 09-Jun-26

Distance 0.9km

RS= Recent sale

UN= Undisclosed Sale

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