

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

9/4 LEO CLOSE WANTIRNA SOUTH 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Wantirna South

Period-from

01 Sep 2025

to

31 Aug 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

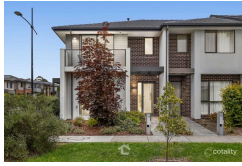
Date of sale

18 MULBERRY WALK WANTIRNA SOUTH VIC 3152	\$970,000	18-Apr-26
3/56 KATHRYN ROAD KNOXFIELD VIC 3180	\$1,020,000	13-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: 10 September 2026



**18 MULBERRY WALK WANTIRNA
SOUTH VIC 3152**

3 2 2

Sold Price

\$970,000

Sold Date

18-Apr-26

Distance

1.67km



**3/56 KATHRYN ROAD KNOXFIELD
VIC 3180**

4 3 2

Sold Price

\$1,020,000

Sold Date

13-Jun-26

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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