

## 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

14/3 ASHLEY STREET WANTIRNA 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Jan 2025

to

31 Dec 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

2/546 BORONIA ROAD WANTIRNA VIC 3152	\$600,000	30-Aug-25
2/561 BORONIA ROAD WANTIRNA VIC 3152	\$630,000	04-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 January 2026



**2/546 BORONIA ROAD WANTIRNA** Sold Price **\$600,000** Sold Date **30-Aug-25**  
**VIC 3152**

 2  2  1

Distance **1.3km**



**2/561 BORONIA ROAD WANTIRNA** Sold Price **\$630,000** Sold Date **04-Sep-25**  
**VIC 3152**

 2  2  1

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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