

# 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

4c Gresford Road, Wantirna Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$918,000

### Median sale price

Median price \$1,088,000

Property Type House

Suburb Wantirna

Period - From 01/01/2026

to 31/03/2026

Source REIV

### 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 six 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
1	4/89 Stud Rd BAYSWATER 3153	\$906,000	09/05/2026
2	2/66 Tate Av WANTIRNA SOUTH 3152	\$972,000	18/04/2026
3	20a Frances St HEATHMONT 3135	\$905,000	18/03/2026

**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 six months.~~

This Statement of Information was prepared on:

12/05/2026 10:00


 3   
  2   
  2

**Property Type:** House  
**Land Size:** 251 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$918,000  
**Median House Price**  
 March quarter 2026: \$1,088,000

## Comparable Properties



4/89 Stud Rd BAYSWATER 3153 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$906,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** Unit  
**Land Size:** 361 sqm approx



2/66 Tate Av WANTIRNA SOUTH 3152 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$972,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 380 sqm approx



20a Frances St HEATHMONT 3135 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 18/03/2026  
**Property Type:** House (Res)  
**Land Size:** 385 sqm approx

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