

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price Property Type Suburb
Period - From to Source

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	86 Stud Rd WANTIRNA 3152	\$920,000	30/05/2026
2	1 Possum La HEATHMONT 3135	\$930,000	19/05/2026
3	31 Gresford Rd WANTIRNA 3152	\$1,000,000	09/02/2026

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:

4c Gresford Road, Wantirna Vic 3152



first
national
REAL ESTATE

Bill Schlink

Eddie Fakhri

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Indicative Selling Price

\$895,000

Median House Price

March quarter 2026: \$1,088,000



3 2 1

Property Type: House

Land Size: 251 sqm approx

Agent Comments

Comparable Properties



86 Stud Rd WANTIRNA 3152 (REI)

Agent Comments

3 1 2

Price: \$920,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 721 sqm approx



1 Possum La HEATHMONT 3135 (REI)

Agent Comments

3 1 2

Price: \$930,000

Method: Private Sale

Date: 19/05/2026

Property Type: House

Land Size: 744 sqm approx



31 Gresford Rd WANTIRNA 3152 (REI)

Agent Comments

3 1 2

Price: \$1,000,000

Method: Private Sale

Date: 09/02/2026

Property Type: House

Land Size: 732 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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