

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

3/321 WANTIRNA ROAD WANTIRNA 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,149,000

Property type

House

Suburb

Wantirna

Period-from

01 Sep 2024

to

31 Aug 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

22/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$660,000	09-Jul-25
40/321 WANTIRNA ROAD WANTIRNA VIC 3152	\$675,000	24-Mar-25
3/12 BENTLEY STREET WANTIRNA VIC 3152	\$675,000	15-Jul-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: 08 September 2025



**22/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

 2  2  1

Sold Price ^{RS} **\$660,000** Sold Date **09-Jul-25**

Distance **0km**

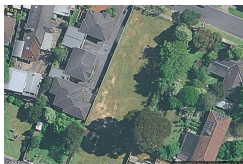


**40/321 WANTIRNA ROAD
WANTIRNA VIC 3152**

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Sold Price **\$675,000** Sold Date **24-Mar-25**

Distance **0km**



**3/12 BENTLEY STREET WANTIRNA
VIC 3152**

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Sold Price Sold Date **15-Jul-25**

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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