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	32 COLEMAN ROAD 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,231,111	Property type	House	Suburb	Wantirna South
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
36 LEWIS ROAD WANTIRNA SOUTH VIC 3152	$880,000	22-Mar-25
44 MATLOCK ROAD BORONIA VIC 3155	$861,700	09-Apr-25
433 BORONIA ROAD WANTIRNA SOUTH VIC 3152	$855,800	06-Mar-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: 28 April 2025

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36 LEWIS ROAD WANTIRNA SOUTH VIC 3152

3 1 2

Sold Price RS $880,000 Sold Date 22-Mar-25

Distance 0.73km



44 MATLOCK ROAD BORONIA VIC 3155

3 1 2

Sold Price RS $861,700 Sold Date 09-Apr-25

Distance 1.04km



433 BORONIA ROAD WANTIRNA SOUTH VIC 3152

3 1 2

Sold Price $855,800 Sold Date 06-Mar-25

Distance 1.08km

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

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