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	120 Tyner Road, Wantirna South Vic 3152

Indicative selling price

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

Range between $980,000 & $1,070,000

Median sale price

Median price $1,360,000 Property Type House Suburb Wantirna South

Period - From 01/07/2025 to 30/09/2025 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	12 Exell Ct WANTIRNA SOUTH 3152	$1,000,000	16/08/2025
2	23 Hawksburn Cr WANTIRNA SOUTH 3152	$980,000	04/07/2025
3	43 Fraser Cr WANTIRNA SOUTH 3152	$1,007,000	25/06/2025

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: 21/12/2025 12:20



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$980,000 - $1,070,000
Median House Price
September quarter 2025: $1,360,000

Comparable Properties



12 Exell Ct WANTIRNA SOUTH 3152 (REI/VG)

4 3 2

Price: $1,000,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House
Land Size: 742 sqm approx

Agent Comments



23 Hawksburn Cr WANTIRNA SOUTH 3152 (REI/VG)

4 1 2

Price: $980,000
Method: Sold Before Auction
Date: 04/07/2025
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments



43 Fraser Cr WANTIRNA SOUTH 3152 (REI/VG)

4 2 1

Price: $1,007,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 725 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

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