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	5/7 Tyner Road, Wantirna South Vic 3152

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $825,000 Property Type Townhouse Suburb Wantirna South

Period - From 14/11/2024 to 13/11/2025 Source Property Data

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	3/48 Bunnett Rd KNOXFIELD 3180	$870,000	08/11/2025
2	35 Panorama Dr WANTIRNA SOUTH 3152	$845,000	12/08/2025
3	31 Bloom Av WANTIRNA SOUTH 3152	$862,000	11/07/2025

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: 14/11/2025 14:21

5/7 Tyner Road, Wantirna South Vic 3152

Harcourts



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Townhouse Price
14/11/2024 - 13/11/2025: $825,000

Comparable Properties



3/48 Bunnett Rd KNOXFIELD 3180 (REI)

3 2 2

Price: $870,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit

Agent Comments



35 Panorama Dr WANTIRNA SOUTH 3152 (REI/VG)

3 2 2

Price: $845,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 204 sqm approx

Agent Comments



31 Bloom Av WANTIRNA SOUTH 3152 (REI/VG)

3 2 1

Price: $862,000
Method: Private Sale
Date: 11/07/2025
Property Type: Townhouse (Single)
Land Size: 196 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

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