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: 11 Brushy Park Road, Wonga Park Vic 3115

Indicative selling price

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

Range between $1,100,000 & $1,180,000

Median sale price

Median price $1,690,000 Property Type House Suburb Wonga Park

Period - From 01/01/2025 to 31/12/2025 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	5 Panorama Dr CROYDON NORTH 3136	$1,113,000	05/12/2025
2	24 Packham Pl WONGA PARK 3115	$1,280,000	30/10/2025
3			

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: 23/03/2026 15:22

11 Brushy Park Road, Wonga Park Vic 3115

JellisCraig

Jessica Clarke
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0484 326 097
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4 2 4

Property Type: House
Land Size: 865 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,180,000
Median House Price
Year ending December 2025: $1,690,000

Comparable Properties



5 Panorama Dr CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,113,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 707 sqm approx

Agent Comments



24 Packham Pl WONGA PARK 3115 (REI/VG)

4 2 2

Price: $1,280,000
Method: Private Sale
Date: 30/10/2025
Property Type: House
Land Size: 863 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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