

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

12 Wanda Close, Portsea Vic 3944

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$2,850,000

Property Type

House

Suburb

Portsea

Period - From

21/04/2025

to

20/04/2026

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	13 Hayden Ct PORTSEA 3944	\$1,660,000	21/12/2025
2			
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:

21/04/2026 13:31



3 2 2

Property Type: House
Land Size: 969 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000
Median House Price
21/04/2025 - 20/04/2026: \$2,850,000

Comparable Properties



13 Hayden Ct PORTSEA 3944 (REI)

Agent Comments

3 2 2

Price: \$1,660,000
Method: Private Sale
Date: 21/12/2025
Property Type: House (Res)
Land Size: 704 sqm approx

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.