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	80 Mowbray Drive, Wantirna South Vic 3152

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,270,000 Property Type House Suburb Wantirna South

Period - From 01/07/2025 to 30/06/2026 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	33 Sylphide Way WANTIRNA SOUTH 3152	$2,000,000	28/03/2026
2	72 Harcrest Blvd WANTIRNA SOUTH 3152	$1,850,000	18/03/2026
3	10 Billabong Ct WANTIRNA SOUTH 3152	$1,868,000	14/03/2026

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: 22/07/2026 16:36

80 Mowbray Drive, Wantirna South Vic 3152

JellisCraig



6 3 4

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
Year ending June 2026: $1,270,000

Comparable Properties



33 Sylphide Way WANTIRNA SOUTH 3152 (REI)

5 3 3

Price: $2,000,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 762 sqm approx

Agent Comments



72 Harcrest Blvd WANTIRNA SOUTH 3152 (REI/VG)

5 2 2

Price: $1,850,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 449 sqm approx

Agent Comments



10 Billabong Ct WANTIRNA SOUTH 3152 (REI/VG)

5 2 2

Price: $1,868,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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