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	29 CLARENCE ROAD WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,000,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,138,000	Property type	House	Suburb	Wantirna
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
17 BELLBIRD DRIVE WANTIRNA VIC 3152	$980,000	13-Jun-26
6 SELKIRK AVENUE WANTIRNA VIC 3152	$985,500	10-Mar-26
3 CHICHESTER SQUARE WANTIRNA VIC 3152	$1,000,000	06-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 23 August 2026

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17 BELLBIRD DRIVE WANTIRNA VIC 3152

4 2 2

Sold Price RS $980,000 Sold Date 13-Jun-26

Distance 0.21km



6 SELKIRK AVENUE WANTIRNA VIC 3152

4 2 2

Sold Price $985,500 Sold Date 10-Mar-26

Distance 0.33km



3 CHICHESTER SQUARE WANTIRNA VIC 3152

4 2 1

Sold Price $1,000,000 Sold Date 06-Apr-26

Distance 1km

RS = Recent sale **UN** = Undisclosed Sale

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