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: 3 Bemboka Court, Wantirna South Vic 3152

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	19 Milpera Cr WANTIRNA 3152	$1,170,000	08/07/2026
2	14 Armagh Cr WANTIRNA SOUTH 3152	$1,175,000	16/05/2026
3	4 Freemantle Dr WANTIRNA SOUTH 3152	$1,250,000	07/05/2026

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: 27/08/2026 09:43

3 Bemboka Court, Wantirna South Vic 3152

JellisCraig

Chris Clerke
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Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending June 2026: $1,270,000



4 2 4

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Comparable Properties



19 Milpera Cr WANTIRNA 3152 (REI)

4 2 2

Price: $1,170,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments



14 Armagh Cr WANTIRNA SOUTH 3152 (REI/VG)

4 2 2

Price: $1,175,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House
Land Size: 498 sqm approx

Agent Comments



4 Freemantle Dr WANTIRNA SOUTH 3152 (REI/VG)

4 2 4

Price: $1,250,000
Method: Private Sale
Date: 07/05/2026
Property Type: House
Land Size: 805 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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