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	45 Mowbray Drive, Wantirna South Vic 3152

Indicative selling price

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

Range between $1,390,000 & $1,529,000

Median sale price

Median price $1,255,000 Property Type House Suburb Wantirna South

Period - From 13/08/2025 to 12/08/2026 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	72 Wakley Cr WANTIRNA SOUTH 3152	$1,350,000	25/04/2026
2	4 Tresise Av WANTIRNA SOUTH 3152	$1,380,000	04/04/2026
3	56 Somes St WANTIRNA SOUTH 3152	$1,460,000	23/03/2026

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: 13/08/2026 15:36

45 Mowbray Drive, Wantirna South Vic 3152

JellisCraig



5 2 3

Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments

Indicative Selling Price
$1,390,000 - $1,529,000
Median House Price
13/08/2025 - 12/08/2026: $1,255,000

Comparable Properties



72 Wakley Cr WANTIRNA SOUTH 3152 (REI/VG)

5 3 2

Price: $1,350,000
Method: Auction Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments



4 Tresise Av WANTIRNA SOUTH 3152 (REI/VG)

5 2 2

Price: $1,380,000
Method: Private Sale
Date: 04/04/2026
Property Type: House (Res)
Land Size: 782 sqm approx

Agent Comments



56 Somes St WANTIRNA SOUTH 3152 (REI/VG)

4 3 2

Price: $1,460,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 637 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 8843 0200

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