Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 27/10/2026

Property offered for sale

Address
Including suburb and postcode: 18 Lantana Drive, Wonga Park Vic 3115

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
4303	5	2	4	395	4,303

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $2,100,000 & $2,300,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,653,000 | Property type: House | Suburb: Wonga Park

Period: from 27/10/2025 to 26/10/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Fewer than three directly comparable properties were identified within the relevant time and location parameters. The property is a unique offering, featuring five bedrooms, four or more living areas, a three-car garage plus carport, an alfresco entertaining area with swimming pool, and a tennis court. The combination of accommodation, extensive living spaces and recreational facilities makes it difficult to identify recently sold properties with sufficiently similar features for direct comparison.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=f91c3466c11075fc4f35cc5b92d6d3a8

18 Lantana Drive, Wonga Park Vic 3115

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5 2 4

Property Type: House
Land Size: 4303 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
27/10/2025 - 26/10/2026: $1,653,000

Comparable Properties

Fewer than three directly comparable properties were identified within the relevant time and location parameters. The property is a unique offering, featuring five bedrooms, four or more living areas, a three-car garage plus carport, an alfresco entertaining area with swimming pool, and a tennis court. The combination of accommodation, extensive living spaces and recreational facilities makes it difficult to identify recently sold properties with sufficiently similar features for direct comparison.

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