

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

50 Bloom Avenue, Wantirna South Vic 3152

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Wantirna South

Period - From 01/10/2024 to 30/09/2025 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	35 Panorama Dr WANTIRNA SOUTH 3152	\$845,000	12/08/2025
2	78 Artesian Av WANTIRNA SOUTH 3152	\$822,000	09/08/2025
3	31 Bloom Av WANTIRNA SOUTH 3152	\$862,000	11/07/2025

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:

27/10/2025 16:50

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3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
Year ending September 2025: \$1,265,000

Comparable Properties



35 Panorama Dr WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

3 2 2

Price: \$845,000
Method: Private Sale
Date: 12/08/2025
Property Type: House
Land Size: 204 sqm approx



78 Artesian Av WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

3 2 2

Price: \$822,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 152 sqm approx



31 Bloom Av WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

3 2 1

Price: \$862,000
Method: Private Sale
Date: 11/07/2025
Property Type: Townhouse (Single)
Land Size: 196 sqm approx