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	47a Brushy Park Road, Wonga Park Vic 3115

Indicative selling price

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

Single price $859,950

Median sale price

Median price $1,360,000 Property Type House Suburb Wonga Park

Period - From 01/10/2024 to 31/12/2024 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	55 Holloway Rd CROYDON NORTH 3136	$860,000	07/10/2024
2	5 Woodview Ct CROYDON NORTH 3136	$857,500	18/09/2024
3	7a Turkeith Cr CROYDON NORTH 3136	$870,000	17/08/2024

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: 10/02/2025 17:06

47a Brushy Park Road, Wonga Park Vic 3115



3 2 2

Property Type: House
Land Size: 484 sqm approx

Agent Comments

Indicative Selling Price
$859,950
Median House Price
December quarter 2024: $1,360,000

Comparable Properties



55 Holloway Rd CROYDON NORTH 3136 (REI)

4 1 -

Price: $860,000
Method: Private Sale
Date: 07/10/2024
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments



5 Woodview Ct CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $857,500
Method: Private Sale
Date: 18/09/2024
Property Type: Townhouse (Single)

Agent Comments



7a Turkeith Cr CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $870,000
Method: Private Sale
Date: 17/08/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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