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	70 Harcrest Boulevard, Wantirna South Vic 3152

Indicative selling price

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

Range between $1,435,000 & $1,575,000

Median sale price

Median price $1,260,000 Property Type House Suburb Wantirna South

Period - From 01/01/2024 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	40 Viewmont St WANTIRNA SOUTH 3152	$1,611,000	15/02/2025
2	4 Farmers Gr WANTIRNA SOUTH 3152	$1,406,000	15/02/2025
3	40 Parkedge Dr WANTIRNA SOUTH 3152	$1,560,000	07/12/2024

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: 04/03/2025 11:14

70 Harcrest Boulevard, Wantirna South Vic 3152

Eric Shan
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4 3 2

Property Type: House
Land Size: 449 sqm approx

Agent Comments

Indicative Selling Price
$1,435,000 - $1,575,000
Median House Price
Year ending December 2024: $1,260,000

Comparable Properties



40 Viewmont St WANTIRNA SOUTH 3152 (REI)

4 2 2

Price: $1,611,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments



4 Farmers Gr WANTIRNA SOUTH 3152 (REI)

5 3 2

Price: $1,406,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments



40 Parkedge Dr WANTIRNA SOUTH 3152 (REI/VG)

4 2 2

Price: $1,560,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 444 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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