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	2/21 ROXBURGH ROAD WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$880,000	&	$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Wantirna
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
19/315 WANTIRNA ROAD WANTIRNA VIC 3152	$865,000	14-Dec-24
1/16 GRESFORD ROAD WANTIRNA VIC 3152	$1,020,000	05-Feb-25
1/12 BENTLEY STREET WANTIRNA VIC 3152	$882,000	07-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 22 April 2025

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19/315 WANTIRNA ROAD WANTIRNA VIC 3152

3 2 2

Sold Price **$865,000** Sold Date **14-Dec-24**

Distance **1.17km**



1/16 GRESFORD ROAD WANTIRNA VIC 3152

4 2 2

Sold Price RS **$1,020,000** Sold Date **05-Feb-25**

Distance **0.46km**



1/12 BENTLEY STREET WANTIRNA VIC 3152

4 3 -

Sold Price RS **$882,000** Sold Date **07-Apr-25**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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