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	14 Maringa Close, Wantirna South Vic 3152

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,250,000 Property Type House Suburb Wantirna South

Period - From 01/04/2024 to 31/03/2025 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	7 Riverpark Dr WANTIRNA SOUTH 3152	$1,605,000	08/05/2025
2	90 Amersham Dr WANTIRNA 3152	$1,406,000	08/03/2025
3	81 Wakley Cr WANTIRNA SOUTH 3152	$1,308,000	14/12/2024

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: 27/05/2025 17:22

14 Maringa Close, Wantirna South Vic 3152

Stefan Cook
0423 858 058
stefan@heavyside.co



5 3 2

Property Type: House
Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
Year ending March 2025: $1,250,000

Comparable Properties



7 Riverpark Dr WANTIRNA SOUTH 3152 (REI)

6 3 6

Price: $1,605,000
Method: Sold Before Auction
Date: 08/05/2025
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments



90 Amersham Dr WANTIRNA 3152 (REI)

4 2 2

Price: $1,406,000
Method: Auction Sale
Date: 08/03/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



81 Wakley Cr WANTIRNA SOUTH 3152 (REI/VG)

5 3 2

Price: $1,308,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 854 sqm approx

Agent Comments

Account - Heavyside

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