Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Lapin Grove, Wandana Heights VIC 3216

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $930,000 Property Type House Suburb Wandana Heights

Period - From 08/11/2024 to 07/05/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
46 James Cook Drive Wandana Heights VIC	$920,000	28/03/2025
3 Sunhill Court Wandana Heights VIC	$850,000	27/02/2025
27 Brolga Crescent Wandana Heights VIC	$910,000	27/03/2025

This Statement of Information was prepared on: 08/05/2025