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	1/12 MATLOCK ROAD WANTIRNA SOUTH 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,500	Property type	Unit	Suburb	Wantirna South
Period-from	01 Jul 2024	to	30 Jun 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
1/26 RUSSELL CRESCENT BORONIA VIC 3155	$715,000	04-Feb-25
1/33 JAMES ROAD FERNTREE GULLY VIC 3156	$710,000	19-Mar-25
1/7 VALERIE STREET BORONIA VIC 3155	$695,000	27-Feb-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: 02 June 2025

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1/26 RUSSELL CRESCENT BORONIA VIC 3155

3 1 1

Sold Price **$715,000** Sold Date **04-Feb-25**

Distance **0.75km**



1/33 JAMES ROAD FERNTREE GULLY VIC 3156

3 1 1

Sold Price **$710,000** Sold Date **19-Mar-25**

Distance **1.69km**



1/7 VALERIE STREET BORONIA VIC 3155

3 1 1

Sold Price **$695,000** Sold Date **27-Feb-25**

Distance **1.62km**

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

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