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: 35 Railway Parade, Wandin North Vic 3139

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $936,625 Property Type House Suburb Wandin North

Period - From 01/07/2024 to 30/06/2025 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	13 Victory Av WANDIN NORTH 3139	$857,000	27/08/2025
2	10 De Lancey Rd WANDIN NORTH 3139	$855,000	14/07/2025
3			

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: 11/09/2025 10:41

35 Railway Parade, Wandin North Vic 3139



4 2 2

Rooms: 6
Property Type: House
Land Size: 1394 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
Year ending June 2025: $936,625

Comparable Properties



13 Victory Av WANDIN NORTH 3139 (REI)

3 1 2

Price: $857,000
Method: Private Sale
Date: 27/08/2025
Property Type: House (Res)
Land Size: 1012 sqm approx

Agent Comments



10 De Lancey Rd WANDIN NORTH 3139 (REI)

3 1 6

Price: $855,000
Method: Private Sale
Date: 14/07/2025
Property Type: House
Land Size: 1430 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300

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