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	10/3 Ashley Street, Wantirna Vic 3152

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $695,000 Property Type Townhouse Suburb Wantirna

Period - From 17/09/2024 to 16/09/2025 Source Property Data

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	9/3 Ashley St WANTIRNA 3152	$625,000	04/06/2025
2	11/735 Boronia Rd WANTIRNA 3152	$675,000	24/05/2025
3	4/569 Boronia Rd WANTIRNA 3152	$680,000	20/05/2025

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: 17/09/2025 15:55

10/3 Ashley Street, Wantirna Vic 3152

Johnny Gu
9722 9755
0450 835 277
teamgu@hoskins.com.au



3 3 1

Property Type: house
Land Size: 108 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Townhouse Price
17/09/2024 - 16/09/2025: $695,000

Comparable Properties



9/3 Ashley St WANTIRNA 3152 (REI/VG)

3 3 2

Price: $625,000
Method: Private Sale
Date: 04/06/2025
Property Type: Unit

Agent Comments



11/735 Boronia Rd WANTIRNA 3152 (REI/VG)

3 2 2

Price: $675,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Agent Comments



4/569 Boronia Rd WANTIRNA 3152 (REI/VG)

3 2 1

Price: $680,000
Method: Private Sale
Date: 20/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Hoskins | P: 03 9722 9755

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