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: 2/21 Brushy Park Road, Wonga Park Vic 3115

Indicative selling price

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

Range between $840,000 & $920,000

Median sale price*

Median price | Property Type | Suburb: Wonga Park

Period - From | to | Source

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	109 Billanook Way CHIRNSIDE PARK 3116	$925,000	01/09/2025
2	3/63 Exeter Rd CROYDON NORTH 3136	$885,000	08/08/2025
3	29a Bonnie View Rd CROYDON NORTH 3136	$855,000	08/07/2025

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: 15/10/2025 17:19

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

JellisCraig

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3 2 2

Property Type: Unit
Land Size: 316 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $920,000
No median price available

Comparable Properties



109 Billanook Way CHIRNSIDE PARK 3116 (REI/VG)

3 2 2

Price: $925,000
Method: Private Sale
Date: 01/09/2025
Property Type: House (Res)
Land Size: 496 sqm approx

Agent Comments



3/63 Exeter Rd CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $885,000
Method: Private Sale
Date: 08/08/2025
Property Type: Townhouse (Single)
Land Size: 235 sqm approx

Agent Comments



29a Bonnie View Rd CROYDON NORTH 3136 (REI/VG)

3 2 1

Price: $855,000
Method: Private Sale
Date: 08/07/2025
Property Type: House
Land Size: 431 sqm approx

Agent Comments

REIV THE DIFFERENCE

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