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	2/3 Tilba Place, Wantirna South Vic 3152

Indicative selling price

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

Range between $765,000 & $840,000

Median sale price

Median price $577,500 Property Type Unit Suburb Wantirna South

Period - From 01/10/2024 to 30/09/2025 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	3/24 Aisbett Av WANTIRNA SOUTH 3152	$841,000	12/11/2025
2	2/12 Dixon Ct BORONIA 3155	$793,000	30/08/2025
3	1/16 Charlotte Rd BORONIA 3155	$828,888	28/08/2025

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: 18/11/2025 11:02

2/3 Tilba Place, Wantirna South Vic 3152

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price
$765,000 - $840,000
Median Unit Price
Year ending September 2025: $577,500

Comparable Properties



3/24 Aisbett Av WANTIRNA SOUTH 3152 (REI)

3 1 2

Price: $841,000
Method: Auction Sale
Date: 12/11/2025
Property Type: Unit

Agent Comments



2/12 Dixon Ct BORONIA 3155 (REI/VG)

3 2 2

Price: $793,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit

Agent Comments



1/16 Charlotte Rd BORONIA 3155 (REI/VG)

3 2 2

Price: $828,888
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 426 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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