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: 39/321 Wantirna Road, Wantirna Vic 3152

Indicative selling price

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

Range between $590,000 & $649,000

Median sale price

Median price $770,000 Property Type Townhouse Suburb Wantirna

Period - From 17/12/2024 to 16/12/2025 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	1/8 Neil St HEATHMONT 3135	$600,000	01/10/2025
2	2/561 Boronia Rd WANTIRNA 3152	$630,000	04/09/2025
3	3/321 Wantirna Rd WANTIRNA 3152	$615,000	19/08/2025

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: 17/12/2025 16:36

39/321 Wantirna Road, Wantirna Vic 3152

JellisCraig

Matthew Bishop
9726 8888
0438 131 759
matthewbishop@jelliscraig.com.au



2 1 1

Property Type: Townhouse
Land Size: 48 sqm approx

Agent Comments

Indicative Selling Price
$590,000 - $649,000
Median Townhouse Price
17/12/2024 - 16/12/2025: $770,000

Comparable Properties



1/8 Neil St HEATHMONT 3135 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 01/10/2025
Property Type: Unit
Land Size: 185 sqm approx

Agent Comments



2/561 Boronia Rd WANTIRNA 3152 (REI/VG)

2 2 1

Price: $630,000
Method: Private Sale
Date: 04/09/2025
Property Type: Townhouse (Single)
Land Size: 70 sqm approx

Agent Comments



3/321 Wantirna Rd WANTIRNA 3152 (VG)

2 - -

Price: $615,000
Method: Sale
Date: 19/08/2025
Property Type: House - Attached House N.E.C.

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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