

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

29/5 APRICOT LANE WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$927,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Other

Suburb

Wantirna

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

1/8 PENLLYNE AVENUE VERMONT VIC 3133	\$920,000	13-Feb-25
48 ARLINGTON WALK VERMONT VIC 3133	\$1,000,000	07-Jan-25
6/240 MORACK ROAD VERMONT SOUTH VIC 3133	\$1,108,000	22-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 02 July 2025



1/8 PENLLYNE AVENUE VERMONT VIC 3133

Sold Price

\$920,000

Sold Date

13-Feb-25



3



2



2

Distance

1.41km



48 ARLINGTON WALK VERMONT VIC 3133

Sold Price

\$1,000,000

Sold Date

07-Jan-25



3



2



2

Distance

1.62km



6/240 MORACK ROAD VERMONT SOUTH VIC 3133

Sold Price

\$1,108,000

Sold Date

22-Feb-25



3



2



2

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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