

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

3 HEWITT COURT 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

or range
between

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Wantirna

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

15 HIBISCUS STREET WANTIRNA VIC 3152

\$1,520,500

22-Feb-25

1 DAVIES CLOSE WANTIRNA VIC 3152

\$1,580,500

03-May-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: 01 August 2025



15 HIBISCUS STREET WANTIRNA VIC 3152

Sold Price

\$1,520,500

Sold Date

22-Feb-25



4



2



2

Distance

1.62km



1 DAVIES CLOSE WANTIRNA VIC 3152

Sold Price

^{RS}

\$1,580,500

Sold Date

03-May-25



4



2



2

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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