

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 Lot 107, 377 Stud Rd, Wantirna South, 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 \$275,000

Median sale price

Median price \$321,000

Property type Unit

Suburb Wantirna South

Period - From June 2024

to

June 2025

Source www.realestate.com.au

Comparable property sales

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) 608/408 Burwood Highway, Wantirna South, Vic 3152	\$325,000	9 May 2025
2) 103B/404 Burwood Hwy, Wantirna South, Vic 3152	\$290,000	4 April 2025
3) 510A/400 Burwood Highway, Wantirna South, Vic 3152	\$350,000	28 March 2025

This Statement of Information was prepared on: 23 July 2025