

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

10 Greenglades Court, Wandin North Vic 3139

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$957,500

Property Type

House

Suburb

Wandin North

Period - From

01/04/2024

to

31/03/2025

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	19 Elsie St WANDIN NORTH 3139	\$808,000	23/04/2025
2	335 Warburton Hwy WANDIN NORTH 3139	\$755,000	17/04/2025
3	16 Beenak Rd WANDIN NORTH 3139	\$800,000	16/01/2025

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:

02/07/2025 18:48



3 2 2

Property Type: House
Land Size: 917 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
Year ending March 2025: \$957,500

Comparable Properties



19 Elsie St WANDIN NORTH 3139 (REI/VG)

Agent Comments

4 2 2

Price: \$808,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 997 sqm approx



335 Warburton Hwy WANDIN NORTH 3139 (REI/VG)

Agent Comments

3 1 2

Price: \$755,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 1138 sqm approx



16 Beenak Rd WANDIN NORTH 3139 (REI/VG)

Agent Comments

4 1 3

Price: \$800,000
Method: Private Sale
Date: 16/01/2025
Property Type: House
Land Size: 1026 sqm approx

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