

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

105C/408 BURWOOD HIGHWAY WANTIRNA SOUTH 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,235,000

Property type

Other

Suburb

Wantirna South

Period-from

01 May 2024

to

30 Apr 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

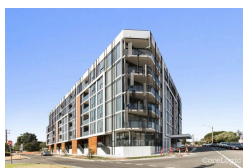
413/1 LYNNE AVENUE WANTIRNA SOUTH VIC 3152	\$380,000	16-Dec-24
G13/9 MOUNTAIN GATE DRIVE FERNTREE GULLY VIC 3156	\$375,000	21-Dec-24
4/8 ORCHID AVENUE BORONIA VIC 3155	\$542,000	14-May-25

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: 30 May 2025

Sale Team
M 038351 6300
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**413/1 LYNNE AVENUE WANTIRNA
SOUTH VIC 3152**

 1  1  1

Sold Price **\$380,000** Sold Date **16-Dec-24**

Distance **0.35km**



**G13/9 MOUNTAIN GATE DRIVE
FERNTREE GULLY VIC 3156**

 1  1  1

Sold Price **\$375,000** Sold Date **21-Dec-24**

Distance **3.97km**

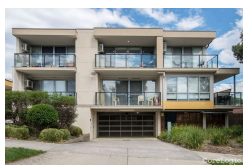


**4/8 ORCHID AVENUE BORONIA
VIC 3155**

 1  1  1

Sold Price ^{RS} **\$542,000** Sold Date **14-May-25**

Distance **4.24km**



**106/6 OAK AVENUE BORONIA VIC
3155**

 1  1  1

Sold Price **\$375,000** Sold Date **01-Apr-25**

Distance **4.67km**

RS = Recent sale **UN** = Undisclosed Sale

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