

# 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

1-11 Walker Road, Wonga Park Vic 3115

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,150,000

&

\$2,350,000

### Median sale price

Median price

\$1,640,000

Property Type

House

Suburb

Wonga Park

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	16 Hooper Rd WONGA PARK 3115	\$2,150,000	11/04/2025
2	2 Freyne St WONGA PARK 3115	\$2,100,000	02/04/2025
3	4 Homestead Rd WONGA PARK 3115	\$2,360,000	17/01/2025

**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:

12/06/2025 16:37



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**Property Type:** House  
**Land Size:** 51390 sqm approx  
**Agent Comments**  
12.7 Acres(approx)

**Indicative Selling Price**  
\$2,150,000 - \$2,350,000  
**Median House Price**  
Year ending March 2025: \$1,640,000

## Comparable Properties



**16 Hooper Rd WONGA PARK 3115 (REI/VG)**

[Agent Comments](#)

4   2   1

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 11/04/2025  
**Property Type:** House  
**Land Size:** 40063.91 sqm approx



**2 Freyne St WONGA PARK 3115 (REI)**

[Agent Comments](#)

4   2   8

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 02/04/2025  
**Property Type:** House  
**Land Size:** 40624 sqm approx



**4 Homestead Rd WONGA PARK 3115 (REI/VG)**

[Agent Comments](#)

7   4   4

**Price:** \$2,360,000  
**Method:** Private Sale  
**Date:** 17/01/2025  
**Property Type:** House (Res)  
**Land Size:** 38520 sqm approx