

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

4/12 BENTLEY STREET 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Jul 2024

to

30 Jun 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

17/735 BORONIA ROAD WANTIRNA VIC 3152	\$680,000	02-Aug-24
53/745-751 BORONIA ROAD WANTIRNA VIC 3152	\$695,000	04-Dec-24
2/735 BORONIA ROAD WANTIRNA VIC 3152	\$660,000	09-Feb-24

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: 28 July 2025



**17/735 BORONIA ROAD
WANTIRNA VIC 3152**

3 2 2

Sold Price

\$680,000

Sold Date **02-Aug-24**

Distance

1.04km



**53/745-751 BORONIA ROAD
WANTIRNA VIC 3152**

3 1 2

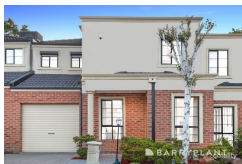
Sold Price

\$695,000

Sold Date **04-Dec-24**

Distance

1.14km



**2/735 BORONIA ROAD WANTIRNA
VIC 3152**

3 2 1

Sold Price

\$660,000

Sold Date **09-Feb-24**

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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