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	2/16 MOONAH ROAD 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	$1,150,000	&	$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,235,000	Property type	House	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
47 GATESHEAD DRIVE WANTIRNA SOUTH VIC 3152	$1,285,000	08-Apr-25
2C ERNEST STREET BAYSWATER VIC 3153	$1,100,000	07-Apr-25
390A MOUNTAIN HIGHWAY WANTIRNA VIC 3152	$1,399,000	10-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: 22 May 2025

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47 GATESHEAD DRIVE WANTIRNA SOUTH VIC 3152

4 3 2

Sold Price RS $1,285,000 Sold Date 08-Apr-25

Distance 0.95km

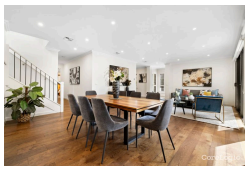


2C ERNEST STREET BAYSWATER VIC 3153

4 3 2

Sold Price RS $1,100,000 Sold Date 07-Apr-25

Distance 1.57km



390A MOUNTAIN HIGHWAY WANTIRNA VIC 3152

4 3 2

Sold Price RS $1,399,000 Sold Date 10-May-25

Distance 1.4km

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

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