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	5 Glen Innes Close, Wonga Park Vic 3115

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,350,000 Property Type House Suburb Wonga Park

Period - From 01/04/2025 to 30/06/2025 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	66 Power St CROYDON NORTH 3136	$1,160,000	29/05/2025
2	22 Panorama Dr CROYDON NORTH 3136	$1,170,000	13/05/2025
3	1 The Dell CROYDON NORTH 3136	$1,101,000	06/05/2025

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: 27/08/2025 17:00

5 Glen Innes Close, Wonga Park Vic 3115



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 599 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2025: $1,350,000

Comparable Properties



66 Power St CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 29/05/2025
Property Type: House
Land Size: 836 sqm approx

Agent Comments



22 Panorama Dr CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $1,170,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 999 sqm approx

Agent Comments



1 The Dell CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,101,000
Method: Private Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300

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