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<br>Including suburb and postcode | 10 HADLOW DRIVE 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 | $890,000 | & | $970,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,149,000 | Property type | House | Suburb | Wantirna |
| Period-from | 01 Sep 2024 | to | 31 Aug 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 |
|---|---|---|
| 30 DALKEITH ROAD WANTIRNA VIC 3152 | $892,500 | 29-Mar-25 |
| 56 COLEMAN ROAD WANTIRNA SOUTH VIC 3152 | $911,000 | 03-Apr-25 |
| 22 MINGANA ROAD WANTIRNA SOUTH VIC 3152 | $960,000 | 29-Mar-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: 16 September 2025

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**30 DALKEITH ROAD WANTIRNA VIC 3152**

3 2 2

Sold Price **$892,500** Sold Date **29-Mar-25**

Distance **0.69km**



**56 COLEMAN ROAD WANTIRNA SOUTH VIC 3152**

3 1 1

Sold Price **$911,000** Sold Date **03-Apr-25**

Distance **1.97km**



**22 MINGANA ROAD WANTIRNA SOUTH VIC 3152**

3 1 3

Sold Price **$960,000** Sold Date **29-Mar-25**

Distance **1.56km**

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

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