

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

Single price

\$2,450,000

Median sale price

Median price

\$1,740,000

Property Type

House

Suburb

Wonga Park

Period - From

01/07/2025

to

30/09/2025

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	36 Brushy Park Rd WONGA PARK 3115	\$2,700,000	22/11/2025
2	188 Brysons Rd WONGA PARK 3115	\$2,437,000	28/10/2025
3	54-56 Anzac Rd WARRANDYTE SOUTH 3134	\$2,627,000	12/06/2025

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:

25/11/2025 16:52

1-11 Walker Road, Wonga Park Vic 3115



Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au

Indicative Selling Price

\$2,450,000

Median House Price

September quarter 2025: \$1,740,000



6 3 8

Property Type: House

Land Size: 51390 sqm approx

Agent Comments

12.7 Acres (approx)

Comparable Properties



36 Brushy Park Rd WONGA PARK 3115 (REI)

4 3 6

Price: \$2,700,000

Method:

Date: 22/11/2025

Property Type: House

Agent Comments

11.5 Acres (approx)



188 Brysons Rd WONGA PARK 3115 (REI)

5 2 8

Price: \$2,437,000

Method: Private Sale

Date: 28/10/2025

Property Type: House (Res)

Land Size: 1438 sqm approx

Agent Comments



54-56 Anzac Rd WARRANDYTE SOUTH 3134 (REI)

4 2 4

Price: \$2,627,000

Method: Private Sale

Date: 12/06/2025

Property Type: House

Land Size: 8734 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.