

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

11a Railway Parade, Wandin North Vic 3139

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$942,250

Property Type House

Suburb Wandin North

Period - From 01/10/2024

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	19a Alfred St WANDIN NORTH 3139	\$1,280,000	16/10/2025
2	411 Clegg Rd WANDIN NORTH 3139	\$1,330,000	18/08/2025
3	17a Alfred St WANDIN NORTH 3139	\$1,250,000	10/07/2025

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:

27/11/2025 15:21



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending September 2025: \$942,250

Comparable Properties



19a Alfred St WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 16/10/2025
Property Type: House
Land Size: 1265 sqm approx

411 Clegg Rd WANDIN NORTH 3139 (VG)

Agent Comments



Price: \$1,330,000
Method: Sale
Date: 18/08/2025
Property Type: Retail - Mixed Use (Unspecified)



17a Alfred St WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 10/07/2025
Property Type: House
Land Size: 1568 sqm approx