

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	80 Holloway Rd WONGA PARK 3115	\$2,020,000	25/09/2025
3	15 Dudley Rd WONGA PARK 3115	\$2,325,000	12/09/2025

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:

16/12/2025 13:42

1-11 Walker Road, Wonga Park Vic 3115



Carl Payne
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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)

Agent Comments

4 3 6

Price: \$2,700,000

Method: Private Sale

Date: 22/11/2025

Property Type: House

Land Size: 46873 sqm approx



80 Holloway Rd WONGA PARK 3115 (REI/VG)

Agent Comments

5 3 -

Price: \$2,020,000

Method: Private Sale

Date: 25/09/2025

Property Type: House

Land Size: 80048 sqm approx



15 Dudley Rd WONGA PARK 3115 (REI/VG)

Agent Comments

4 2 3

Price: \$2,325,000

Method: Private Sale

Date: 12/09/2025

Property Type: House (Res)

Land Size: 4575 sqm approx

Account - Barry Plant | P: 03 9735 3300



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