

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000 & \$2,300,000

### Median sale price

Median price \$1,690,000 Property Type House Suburb Wonga Park

Period - From 01/01/2025 to 31/12/2025 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	4 Jamieson Rd WONGA PARK 3115	\$2,290,000	14/01/2026
2	24 Homestead Rd WONGA PARK 3115	\$2,421,000	13/01/2026
3	1 Sky Vw WONGA PARK 3115	\$2,150,000	14/11/2025

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:

03/02/2026 13:26

1-11 Walker Road, Wonga Park Vic 3115



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6 3 8

**Property Type:** House  
**Land Size:** 51390 sqm approx

**Agent Comments**

Circa 1978 AV Jennings built home. 12.7 Acres (approx)

**Indicative Selling Price**

\$2,200,000 - \$2,300,000

**Median House Price**

Year ending December 2025: \$1,690,000

## Comparable Properties



**4 Jamieson Rd WONGA PARK 3115 (REI)**

**Agent Comments**

4 3 6

**Price:** \$2,290,000  
**Method:** Private Sale  
**Date:** 14/01/2026  
**Property Type:** House (Res)  
**Land Size:** 4000 sqm approx



**24 Homestead Rd WONGA PARK 3115 (REI)**

**Agent Comments**

5 4 4

**Price:** \$2,421,000  
**Method:** Private Sale  
**Date:** 13/01/2026  
**Property Type:** House  
**Land Size:** 16187.44 sqm approx



**1 Sky Vw WONGA PARK 3115 (REI/VG)**

**Agent Comments**

6 3 4

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 14/11/2025  
**Property Type:** House  
**Land Size:** 4196 sqm approx

**Account - Barry Plant** | P: 03 9735 3300



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