

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 1-11 Walker Road, Wonga Park Vic 3115
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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:



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)



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

Agent Comments



24 Homestead Rd WONGA PARK 3115 (REI)



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

Agent Comments



1 Sky Vw WONGA PARK 3115 (REI/VG)



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

Agent Comments

Account - Barry Plant | P: 03 9735 3300