

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

3 Morris Court, Wandin North Vic 3139

Indicative selling price

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

Range between \$900,000 & \$970,000

Median sale price

Median price \$931,250 Property Type House Suburb Wandin North

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 Alfred St WANDIN NORTH 3139	\$900,000	09/10/2025
2	35 Railway Pde WANDIN NORTH 3139	\$942,500	17/09/2025
3			

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:

12/03/2026 09:12



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 2

Property Type: House
Land Size: 1256 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$970,000
Median House Price
 Year ending December 2025: \$931,250

Comparable Properties



4 Alfred St WANDIN NORTH 3139 (REI/VG)

Agent Comments

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 2
 2

Price: \$900,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 1024 sqm approx



35 Railway Pde WANDIN NORTH 3139 (REI/VG)

Agent Comments

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 2
 2

Price: \$942,500
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 1394 sqm approx

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.