

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

18 Bailey Grove, Wandin North Vic 3139

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$982,500 Property Type House Suburb Wandin North

Period - From 29/04/2025 to 28/04/2026 Source Property Data

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	21 Mckillop Rd MOUNT EVELYN 3796	\$2,325,000	21/01/2026
2	6 Victoria St WANDIN NORTH 3139	\$1,800,000	15/01/2026
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: 29/04/2026 14:12



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4 4 3

Property Type: House
Land Size: 15241 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
29/04/2025 - 28/04/2026: \$982,500

Comparable Properties



21 Mckillop Rd MOUNT EVELYN 3796 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$2,325,000
Method: Private Sale
Date: 21/01/2026
Property Type: House (Res)
Land Size: 40500 sqm approx



6 Victoria St WANDIN NORTH 3139 (REI/VG)

[Agent Comments](#)

3 2 8

Price: \$1,800,000
Method: Private Sale
Date: 15/01/2026
Property Type: House
Land Size: 78509.08 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.

Account - Barry Plant | P: 03 9735 3300



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