

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

8 Wellington Road, Wandin North Vic 3139

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$921,250

Property Type House

Suburb Wandin North

Period - From 01/07/2025

to 30/06/2026

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	13 Greenglades Ct WANDIN NORTH 3139	\$775,000	17/07/2026
2	19 Weymar Cr WANDIN NORTH 3139	\$710,000	24/06/2026
3	414 Warburton Hwy WANDIN NORTH 3139	\$720,000	13/04/2026

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:

27/07/2026 18:19



 3  2  2

Property Type: House
Land Size: 984 (approx) sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
Year ending June 2026: \$921,250

Comparable Properties



13 Greenglades Ct WANDIN NORTH 3139 (REI)

[Agent Comments](#)

 3  1  2

Price: \$775,000
Method: Private Sale
Date: 17/07/2026
Property Type: House
Land Size: 894 sqm approx



19 Weymar Cr WANDIN NORTH 3139 (REI)

[Agent Comments](#)

 3  1  1

Price: \$710,000
Method: Private Sale
Date: 24/06/2026
Property Type: House (Res)
Land Size: 1039 sqm approx



414 Warburton Hwy WANDIN NORTH 3139 (REI/VG)

[Agent Comments](#)

 2  1  3

Price: \$720,000
Method: Private Sale
Date: 13/04/2026
Property Type: House
Land Size: 523 sqm approx