

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

29 Riddell Road, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Wantirna South

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	111 Fraser Cr WANTIRNA SOUTH 3152	\$1,276,000	11/07/2026
2	36 Helpmann St WANTIRNA SOUTH 3152	\$1,255,000	30/05/2026
3	7 Edgewood Ct WANTIRNA SOUTH 3152	\$1,310,000	18/04/2026

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:

31/07/2026 15:16



Property Type:
Divorce/Estate/Family Transfers
Land Size: 723 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending June 2026: \$1,270,000

Comparable Properties



111 Fraser Cr WANTIRNA SOUTH 3152 (REI) **Agent Comments**



Price: \$1,276,000
Method: Auction Sale
Date: 11/07/2026
Rooms: 6
Property Type: House (Res)
Land Size: 955 sqm approx



36 Helpmann St WANTIRNA SOUTH 3152 (REI/VG) **Agent Comments**



Price: \$1,255,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 750 sqm approx



7 Edgewood Ct WANTIRNA SOUTH 3152 (VG) **Agent Comments**



Price: \$1,310,000
Method: Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 728 sqm approx

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