

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

5 Sartina Place, Wandin North Vic 3139

Indicative selling price

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

Range between \$795,000

&

\$870,000

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	16 George St WANDIN NORTH 3139	\$862,000	28/05/2026
2	316 Warburton Hwy WANDIN NORTH 3139	\$810,000	02/03/2026
3	15 George St WANDIN NORTH 3139	\$823,000	11/02/2026

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:

06/08/2026 13:39



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median House Price
Year ending June 2026: \$921,250

Comparable Properties



16 George St WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$862,000
Method: Private Sale
Date: 28/05/2026
Property Type: House (Res)
Land Size: 656 sqm approx



316 Warburton Hwy WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 02/03/2026
Property Type: House
Land Size: 1224 sqm approx

15 George St WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$823,000
Method: Private Sale
Date: 11/02/2026
Property Type: House (Res)
Land Size: 848 sqm approx

Account - Barry Plant | P: 03 9735 3300