

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

24 Connors Flat Road, Wandin North Vic 3139

Indicative selling price

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

Range between

\$770,000

&

\$820,000

Median sale price

Median price

\$871,000

Property Type

House

Suburb

Wandin North

Period - From

01/04/2026

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	10 Connors Flat Rd WANDIN NORTH 3139	\$871,000	04/05/2026
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 14:46



 3  1  2

Property Type: House

Land Size: 847 sqm approx

Agent Comments

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



10 Connors Flat Rd WANDIN NORTH 3139 (REI/VG)

Agent Comments

 3  1  6

Price: \$871,000

Method: Private Sale

Date: 04/05/2026

Property Type: House (Res)

Land Size: 1045 sqm approx



15 George St WANDIN NORTH 3139 (REI/VG)

Agent Comments

 3  1  2

Price: \$823,000

Method: Private Sale

Date: 11/02/2026

Property Type: House (Res)

Land Size: 848 sqm approx