

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

&

\$1,300,000

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	28 Viewmont St WANTIRNA SOUTH 3152	\$1,200,000	02/08/2026
2	8 Meridian Pde WANTIRNA SOUTH 3152	\$1,213,000	15/07/2026
3	111 Fraser Cr WANTIRNA SOUTH 3152	\$1,276,000	11/07/2026

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:

06/09/2026 19:20



 4  3  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2026: \$1,270,000

Comparable Properties



28 Viewmont St WANTIRNA SOUTH 3152 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 02/08/2026

Property Type: House



8 Meridian Pde WANTIRNA SOUTH 3152 (REI)

Agent Comments

 5  3  2

Price: \$1,213,000

Method: Private Sale

Date: 15/07/2026

Property Type: House (Res)



111 Fraser Cr WANTIRNA SOUTH 3152 (REI)

Agent Comments

 4  2  2

Price: \$1,276,000

Method: Auction Sale

Date: 11/07/2026

Rooms: 6

Property Type: House (Res)

Land Size: 955 sqm approx

Account - Barry Plant (Monash) | P: 03 9803 0400