

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 Dudley Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Wonga Park

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

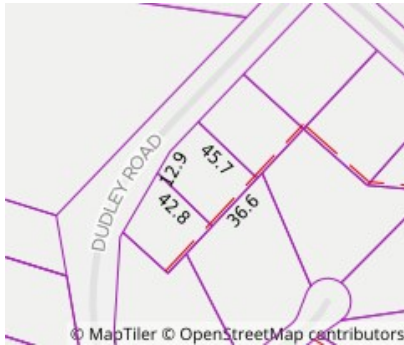
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	56 Jumping Creek Rd WONGA PARK 3115	\$1,245,000	28/04/2026
2	15 St Denys Cr WONGA PARK 3115	\$1,350,000	24/12/2025
3	24 Dudley Rd WONGA PARK 3115	\$1,375,000	06/12/2025

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: 11/06/2026 09:22



 4  3  2

Property Type: House Land

Size: 1653 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2026: \$1,700,000

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.

Comparable Properties

56 Jumping Creek Rd WONGA PARK 3115 (REI)

Agent Comments

 5  2  4

Price: \$1,245,000

Method: Private Sale

Date: 28/04/2026

Property Type: House (Res)



15 St Denys Cr WONGA PARK 3115 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Private Sale

Date: 24/12/2025

Property Type: House

Land Size: 865 sqm approx



24 Dudley Rd WONGA PARK 3115 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,375,000

Method: Private Sale

Date: 06/12/2025

Property Type: House

Land Size: 1654 sqm approx

Account - Barry Plant | P: 03 9842 8888