

# 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 6/256 Wantirna Road, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$700,000

### Median sale price

Median price \$862,500 Property Type Townhouse Suburb Heathmont

Period - From 20/05/2025 to 19/05/2026 Source Property Data

### 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	4/27 Gresford Rd WANTIRNA 3152	\$604,500	12/05/2026
2	4/554 Boronia Rd WANTIRNA 3152	\$595,000	12/04/2026
3	39/321 Wantirna Rd WANTIRNA 3152	\$640,000	18/01/2026

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: 20/05/2026 17:06



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**Property Type:** Townhouse

**Land Size:** 121 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$640,000 - \$700,000

**Median Townhouse Price**

20/05/2025 - 19/05/2026: \$862,500

## Comparable Properties



**4/27 Gresford Rd WANTIRNA 3152 (REI)**

[Agent Comments](#)

 2    2    1

**Price:** \$604,500

**Method:** Private Sale

**Date:** 12/05/2026

**Property Type:** Townhouse (Single)

**Land Size:** 76 sqm approx



**4/554 Boronia Rd WANTIRNA 3152 (REI)**

[Agent Comments](#)

 2    1    1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 12/04/2026

**Property Type:** Townhouse (Single)



**39/321 Wantirna Rd WANTIRNA 3152 (REI/VG)**

[Agent Comments](#)

 2    1    1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 18/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 48 sqm approx