

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

Range between \$640,000 & \$680,000

Median sale price

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

Period - From 26/06/2025 to 25/06/2026 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:

26/06/2026 15:01



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Property Type: Townhouse

Land Size: 121 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median Townhouse Price

26/06/2025 - 25/06/2026: \$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 (Res)

Land Size: 76 sqm approx



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

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

Account - Barry Plant | P: 03 9874 3355