

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

274 Wantirna Road, Wantirna Vic 3152

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,180,500

Property Type

House

Suburb

Wantirna

Period - From

01/10/2025

to

31/12/2025

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	533 Mountain Hwy BAYSWATER 3153	\$776,000	17/10/2025
2	43 Bellbird Dr WANTIRNA 3152	\$925,000	14/10/2025
3	454 Mountain Hwy WANTIRNA 3152	\$945,000	11/10/2025

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:

03/03/2026 11:52



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Property Type: House
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000
Median House Price
 December quarter 2025: \$1,180,500

Comparable Properties



533 Mountain Hwy BAYSWATER 3153 (VG)

[Agent Comments](#)

 3  1  1

Price: \$776,000
Method: Sale
Date: 17/10/2025
Property Type: House (Res)
Land Size: 720 sqm approx



43 Bellbird Dr WANTIRNA 3152 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$925,000
Method: Sold Before Auction
Date: 14/10/2025
Property Type: House (Res)
Land Size: 762 sqm approx



454 Mountain Hwy WANTIRNA 3152 (VG)

[Agent Comments](#)

 3  1  2

Price: \$945,000
Method: Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 734 sqm approx

Account - Barry Plant | P: 03 9842 8888