

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

3/466 BORONIA ROAD WANTIRNA SOUTH VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Wantirna South

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

1/80 BEGONIA AVENUE BAYSWATER VIC 3153	\$750,000	19-Feb-25
10B ORANGE GROVE BAYSWATER VIC 3153	\$746,000	29-May-25
1/8 TRACEY STREET BAYSWATER VIC 3153	\$705,000	30-Mar-25

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 6 months.

This Statement of Information was prepared on: 15 August 2025



**1/80 BEGONIA AVENUE
BAYSWATER VIC 3153**

 3  1  1

Sold Price **\$750,000** Sold Date **19-Feb-25**

Distance **1.24km**



**10B ORANGE GROVE BAYSWATER
VIC 3153**

 3  1  1

Sold Price **\$746,000** Sold Date **29-May-25**

Distance **1.92km**



**1/8 TRACEY STREET BAYSWATER
VIC 3153**

 3  1  1

Sold Price **\$705,000** Sold Date **30-Mar-25**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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