

# 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

19 Amesbury Avenue, Wantirna Vic 3152

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,088,000 Property Type House Suburb Wantirna

Period - From 01/01/2026 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	81 Kidderminster Dr WANTIRNA 3152	\$970,000	05/06/2026
2	86 Stud Rd WANTIRNA 3152	\$920,000	30/05/2026
3	5 Cloverlea Dr WANTIRNA 3152	\$960,000	21/02/2026

**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:

24/06/2026 12:43



**Property Type:** House

**Land Size:** 534 sqm approx

**Agent Comments**

## Comparable Properties



**81 Kidderminster Dr WANTIRNA 3152 (REI)**

**Agent Comments**



**Price:** \$970,000

**Method:** Sold Before Auction

**Date:** 05/06/2026

**Property Type:** House (Res)

**Land Size:** 814 sqm approx



**86 Stud Rd WANTIRNA 3152 (REI)**

**Agent Comments**



**Price:** \$920,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House (Res)

**Land Size:** 721 sqm approx



**5 Cloverlea Dr WANTIRNA 3152 (REI/VG)**

**Agent Comments**



**Price:** \$960,000

**Method:** Sold Before Auction

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 536 sqm approx

**Account - McGrath Box Hill | P: 03 9889 8800**