

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 206/408 Burwood Highway, Wantirna South Vic 3152

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Wantirna South

Period - From 30/10/2024 to 29/10/2025 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	305/1 Lynne Av WANTIRNA SOUTH 3152	\$400,000	16/09/2025
2			
3			

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: 30/10/2025 03:04

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 1  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median Unit Price
30/10/2024 - 29/10/2025: \$515,000

Comparable Properties



305/1 Lynne Av WANTIRNA SOUTH 3152 (REI)

Agent Comments

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 16/09/2025

Property Type: Unit

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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