

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

204/1 Lynne Avenue, Wantirna South Vic 3152

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$648,000

Property Type

Unit

Suburb

Wantirna South

Period - From

01/07/2024

to

30/06/2025

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	32/440 Stud Rd WANTIRNA SOUTH 3152	\$585,000	08/08/2025
2	20/421 Scoresby Rd FERNTREE GULLY 3156	\$600,000	31/05/2025
3	2/181 Stud Rd WANTIRNA SOUTH 3152	\$600,000	20/05/2025

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:

10/09/2025 17:28



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Property Type: Apartment
Land Size: 61 sqm approx
Agent Comments

Indicative Selling Price
\$580,000
Median Unit Price
Year ending June 2025: \$648,000

Comparable Properties



32/440 Stud Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

2 1 1

Price: \$585,000
Method: Private Sale
Date: 08/08/2025
Property Type: Unit

20/421 Scoresby Rd FERNTREE GULLY 3156 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 31/05/2025
Property Type: Strata Unit/Townhouse - Conjoined



2/181 Stud Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 20/05/2025
Property Type: Townhouse (Single)

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