

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

13 Cynthia Court, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$1,060,000

&

\$1,160,000

Median sale price

Median price

\$1,235,000

Property Type

House

Suburb

Wantirna South

Period - From

04/09/2024

to

03/09/2025

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	15 Bindi St WANTIRNA SOUTH 3152	\$1,110,000	04/07/2025
2	10 Alderford Dr WANTIRNA 3152	\$1,150,000	30/06/2025
3	15 Suffolk St WANTIRNA SOUTH 3152	\$1,120,000	08/06/2025

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:

04/09/2025 11:13



 4  2  2

Property Type: House (Res)

Land Size: 963 sqm approx

Agent Comments

Indicative Selling Price

\$1,060,000 - \$1,160,000

Median House Price

04/09/2024 - 03/09/2025: \$1,235,000

Comparable Properties



15 Bindi St WANTIRNA SOUTH 3152 (REI)

Agent Comments

 3  1  2

Price: \$1,110,000

Method: Sold Before Auction

Date: 04/07/2025

Property Type: House

Land Size: 765 sqm approx



10 Alderford Dr WANTIRNA 3152 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,150,000

Method: Sold Before Auction

Date: 30/06/2025

Property Type: House (Res)

Land Size: 820 sqm approx



15 Suffolk St WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,120,000

Method: Private Sale

Date: 08/06/2025

Property Type: House

Land Size: 773 sqm approx

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