## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	e						
Address Including suburb and postcode	9 TRAFALGAR SQUARE WANDANA HEIGHTS VIC 3216						
Indicative selling price For the meaning of this price	e see consumer.vio	c.gov.aı	u/underquoti	ng (*[	Delete single pric	e or range	as applicable)
Single Price			or range between		\$1,750,000	&	\$1,850,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$955,000	00 Property type			House	Suburb	Wandana Heights
Period-from	01 Oct 2024	to 30 Sep 2025			Source	Cotality	
Comparable property sales (*Delete A or B below as applicable)  A* These are the three properties sold within five kilometres of the property for sale in the last 18 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							
OR							

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20 October 2025



В\*