

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

7/106 HAROLD STREET WANTIRNA VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Wantirna

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

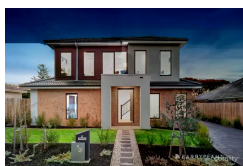
Date of sale

1/7 CUMBERLAND AVENUE BAYSWATER VIC 3153	\$1,020,000	17-Dec-25
4 NIZAM COURT WANTIRNA VIC 3152	\$1,398,000	19-Feb-26
13A BILLARA CLOSE WANTIRNA SOUTH VIC 3152	\$1,358,000	16-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 19 March 2026



**1/7 CUMBERLAND AVENUE
BAYSWATER VIC 3153**

4 3 2

Sold Price **\$1,020,000** Sold Date **17-Dec-25**

Distance **1.78km**

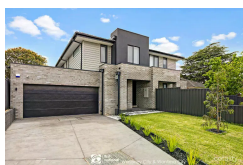


**4 NIZAM COURT WANTIRNA VIC
3152**

4 2 2

Sold Price ^{RS} **\$1,398,000** ^{UN} Sold Date **19-Feb-26**

Distance **0.72km**



**13A BILLARA CLOSE WANTIRNA
SOUTH VIC 3152**

4 3 2

Sold Price **\$1,358,000** Sold Date **16-Dec-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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