

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Wantirna

Period-from

01 May 2025

to

30 Apr 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

2/27 ST DAVIDS DRIVE WANTIRNA VIC 3152	\$1,055,000	21-Apr-26
6 PACH ROAD WANTIRNA SOUTH VIC 3152	\$1,300,000	01-Apr-26
32 SHETLAND DRIVE WANTIRNA VIC 3152	\$1,020,000	01-Apr-26

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: 28 May 2026



2/27 ST DAVIDS DRIVE WANTIRNA VIC 3152 Sold Price ^{RS} **\$1,055,000** Sold Date **21-Apr-26**

4 2 2

Distance **1.65km**



6 PACH ROAD WANTIRNA SOUTH VIC 3152 Sold Price ^{RS} **\$1,300,000** Sold Date **01-Apr-26**

4 3 2

Distance **1.65km**



32 SHETLAND DRIVE WANTIRNA VIC 3152 Sold Price **\$1,020,000** Sold Date **01-Apr-26**

3 2 2

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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