

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

1/33 Jessica Close, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$990,000

&

\$1,080,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Wantirna South

Period - From

01/07/2025

to

30/06/2026

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	9a Linsley Way WANTIRNA 3152	\$995,000	20/07/2026
2	7/106 Harold St WANTIRNA 3152	\$1,020,000	23/06/2026
3			

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:

11/09/2026 16:42



3 3 2

Property Type: Townhouse

Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median Unit Price

Year ending June 2026: \$690,000

Comparable Properties



9a Linsley Way WANTIRNA 3152 (REI/VG)

3 2 2

Price: \$995,000

Method: Sold Before Auction

Date: 20/07/2026

Property Type: Townhouse (Res)

Land Size: 340 sqm approx

Agent Comments



7/106 Harold St WANTIRNA 3152 (REI/VG)

4 3 2

Price: \$1,020,000

Method: Private Sale

Date: 23/06/2026

Property Type: Townhouse (Single)

Land Size: 216 sqm approx

Agent Comments

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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