

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

1/743 Boronia Road, Wantirna Vic 3152

Indicative selling price

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

Range between \$740,000

&

\$770,000

Median sale price

Median price \$647,500

Property Type Unit

Suburb Wantirna

Period - From 01/01/2026

to 31/03/2026

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	9/292-294 Canterbury Rd HEATHMONT 3135	\$730,000	30/03/2026
2	1/531 Boronia Rd WANTIRNA 3152	\$728,000	12/02/2026
3	5/735 Boronia Rd WANTIRNA 3152	\$700,000	26/12/2025

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:

11/05/2026 11:54



3 1 1

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 188 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$770,000
Median Unit Price
March quarter 2026: \$647,500

Comparable Properties



9/292-294 Canterbury Rd HEATHMONT 3135 (REI)

Agent Comments

3 2 1

Price: \$730,000
Method: Expression of Interest
Date: 30/03/2026
Property Type: Unit



1/531 Boronia Rd WANTIRNA 3152 (REI/VG)

Agent Comments

3 2 1

Price: \$728,000
Method: Private Sale
Date: 12/02/2026
Property Type: Townhouse (Single)
Land Size: 157 sqm approx



5/735 Boronia Rd WANTIRNA 3152 (REI/VG)

Agent Comments

3 2 2

Price: \$700,000
Method: Private Sale
Date: 26/12/2025
Property Type: Townhouse (Single)