

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

10 Arbroath Road, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$1,178,000

Property Type

House

Suburb

Wantirna South

Period - From

01/04/2026

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	33 Pentlowe Rd WANTIRNA SOUTH 3152	\$818,000	08/07/2026
2	13 Allanfield Cr WANTIRNA SOUTH 3152	\$850,000	09/06/2026
3	4 Queenstown Rd BORONIA 3155	\$785,000	24/04/2026

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:

26/08/2026 10:25



Property Type: House
Land Size: 833 sqm approx
Agent Comments

Indicative Selling Price

\$760,000 - \$820,000

Median House Price

June quarter 2026: \$1,178,000

Comparable Properties



33 Pentlowe Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$818,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)
Land Size: 748 sqm approx



13 Allanfield Cr WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 09/06/2026
Property Type: House
Land Size: 722 sqm approx



4 Queenstown Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 24/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 740 sqm approx