

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

11 Brushy Park Road, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,100,000

&

\$1,180,000

Median sale price

Median price \$1,690,000

Property Type House

Suburb Wonga Park

Period - From 01/01/2025

to

31/12/2025

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	5 Panorama Dr CROYDON NORTH 3136	\$1,113,000	05/12/2025
2	24 Packham PI WONGA PARK 3115	\$1,280,000	30/10/2025
3	25 Charles Smith Dr WONGA PARK 3115	\$1,195,000	21/09/2025

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:

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4 2 4

Property Type: House

Land Size: 865 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,180,000

Median House Price

Year ending December 2025: \$1,690,000

Comparable Properties



5 Panorama Dr CROYDON NORTH 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,113,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 707 sqm approx



24 Packham PI WONGA PARK 3115 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Private Sale

Date: 30/10/2025

Property Type: House

Land Size: 863 sqm approx



25 Charles Smith Dr WONGA PARK 3115 (REI/VG)

Agent Comments

4 2 2

Price: \$1,195,000

Method: Sold After Auction

Date: 21/09/2025

Property Type: House (Res)

Land Size: 714 sqm approx