

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,450,000 Property Type House Suburb Wonga Park

Period - From 01/01/2024 to 31/03/2024 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 Glenmurray PI WONGA PARK 3115	\$1,360,000	05/03/2024
2	15 Dealbata PI CROYDON HILLS 3136	\$1,330,000	22/03/2024
3	23 Janson Ct CROYDON NORTH 3136	\$1,320,000	20/05/2024

**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:

26/06/2024 11:37

11 Brushy Park Road, Wonga Park Vic 3115

**Jellis  
Craig**

Christopher Clerke  
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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2024: \$1,450,000



**Property Type:** Land

**Land Size:** 604 sqm approx

Agent Comments

## Comparable Properties



**9 Glenmurray PI WONGA PARK 3115 (REI/VG)** Agent Comments



**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House (Res)

**Land Size:** 715 sqm approx



**15 Dealbata PI CROYDON HILLS 3136 (REI)** Agent Comments



**Price:** \$1,330,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**23 Janson Ct CROYDON NORTH 3136 (REI)** Agent Comments



**Price:** \$1,320,000

**Method:** Sold Before Auction

**Date:** 20/05/2024

**Property Type:** House (Res)

**Land Size:** 827 sqm approx

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