

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

18 Blackwood Drive, Wonga Park Vic 3115

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

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	166 Brysons Rd WONGA PARK 3115	\$1,431,000	14/01/2026
2	1 Vine Cr WONGA PARK 3115	\$1,580,000	22/10/2025
3	84 Jumping Creek Rd WONGA PARK 3115	\$1,400,000	10/10/2025

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:

12/03/2026 14:12

Brittany Brown

9870 6211

0413 804 641

brittanybrown@jellisrcraig.com.au



4 2 2

Property Type: House

Land Size: 2173 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

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

Comparable Properties



166 Brysons Rd WONGA PARK 3115 (REI)

Agent Comments

3 2 2

Price: \$1,431,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 1833 sqm approx



1 Vine Cr WONGA PARK 3115 (REI/VG)

Agent Comments

4 2 3

Price: \$1,580,000

Method: Private Sale

Date: 22/10/2025

Property Type: House (Res)

Land Size: 1998 sqm approx



84 Jumping Creek Rd WONGA PARK 3115 (VG)

Agent Comments

4 - -

Price: \$1,400,000

Method: Sale

Date: 10/10/2025

Property Type: House (Res)

Land Size: 3544 sqm approx

Account - Jellis Craig | P: 03 9870 6211