

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

18 Waltham Drive, Mitchell Park Vic 3355

Indicative selling price

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

Range between \$610,000 & \$620,000

Median sale price

Median price \$510,000 Property Type House Suburb Mitchell Park

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	8 Sherwood St WENDOUREE 3355	\$617,000	11/05/2026
2	34 McNulty Dr WENDOUREE 3355	\$620,000	06/05/2026
3	150 Learmonth Rd WENDOUREE 3355	\$620,000	20/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

29/06/2026 10:05



 4  2  2

Rooms: 7

Property Type: House

Land Size: 588 sqm approx

Agent Comments

Comparable Properties



8 Sherwood St WENDOUREE 3355 (REI)

Agent Comments

 3  2  2

Price: \$617,000

Method: Private Sale

Date: 11/05/2026

Property Type: House

Land Size: 889 sqm approx



34 McNulty Dr WENDOUREE 3355 (REI/VG)

Agent Comments

 3  1  6

Price: \$620,000

Method: Private Sale

Date: 06/05/2026

Rooms: 5

Property Type: House (Res)

Land Size: 977 sqm approx



150 Learmonth Rd WENDOUREE 3355 (REI/VG)

Agent Comments

 4  2  2

Price: \$620,000

Method: Private Sale

Date: 20/03/2026

Property Type: House

Land Size: 750 sqm approx