

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

2/15 Matlock Road, Wantirna South Vic 3152

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$768,000 Property Type Unit Suburb Wantirna South

Period - From 01/01/2026 to 31/03/2026 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	2/204 Scoresby Rd BORONIA 3155	\$815,000	02/04/2026
2	5/141 Stud Rd WANTIRNA SOUTH 3152	\$768,000	03/03/2026
3	5/27 Rankin Rd BORONIA 3155	\$820,000	11/02/2026

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:

15/06/2026 15:12

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Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
March quarter 2026: \$768,000



3 2 2

Property Type: Unit
Land Size: 202 sqm approx
Agent Comments

Comparable Properties



2/204 Scoresby Rd BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

Price: \$815,000
Method: Private Sale
Date: 02/04/2026
Rooms: 5
Property Type: Unit
Land Size: 221 sqm approx



5/141 Stud Rd WANTIRNA SOUTH 3152 (REI)

Agent Comments

3 2 2

Price: \$768,000
Method: Private Sale
Date: 03/03/2026
Property Type: Townhouse (Single)



5/27 Rankin Rd BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

Price: \$820,000
Method: Private Sale
Date: 11/02/2026
Property Type: Townhouse (Res)

Account - Jellis Craig | P: (03) 9908 5700