

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Hogan Court Wantirna South, 3152
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Indicative selling price

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

Range between	\$1,000,000 & \$1,100,000
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Median sale price

Median price	\$1,000,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	01-Sep-2024	to	01-May-2025	Source	real estate

Comparable property sales

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	35 Gateshead Drive, Wantirna South, Vic 3152	\$1,186,000	26-Apr-2025
2	150 Wallace Road, Wantirna South, Vic 3152	\$1,050,000	16-Apr-2025
3	5 Birralee Street, Wantirna South, Vic 3152	\$1,100,000	15-May-2025

This statement of information was prepared on 27-May-2025 at 2:55:16 PM AEST