

# 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

26 Paynters 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 \$1,850,000

&

\$2,035,000

### 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 | 5 Homestead Rd WONGA PARK 3115 | \$1,910,000 | 17/11/2025   |
| 2 | 1 Sky Vw WONGA PARK 3115       | \$2,150,000 | 14/11/2025   |
| 3 | 62 Hartley Rd WONGA PARK 3115  | \$2,004,000 | 26/08/2025   |

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:

27/02/2026 12:26



5 3 2

**Property Type:** House

**Land Size:** 3035 sqm approx

**Agent Comments**

## Comparable Properties



**5 Homestead Rd WONGA PARK 3115 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,910,000

**Method:** Private Sale

**Date:** 17/11/2025

**Property Type:** House (Res)

**Land Size:** 3233 sqm approx



**1 Sky Vw WONGA PARK 3115 (REI/VG)**

**Agent Comments**

6 3 4

**Price:** \$2,150,000

**Method:** Private Sale

**Date:** 14/11/2025

**Property Type:** House

**Land Size:** 4196 sqm approx



**62 Hartley Rd WONGA PARK 3115 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,004,000

**Method:** Private Sale

**Date:** 26/08/2025

**Property Type:** House (Res)

**Land Size:** 4001 sqm approx