

# 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

28 Clarence Road, Wantirna VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,208,500

Property Type

House

Suburb

Wantirna

Period - From

25/09/2025

to

24/03/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property   | Price       | Date of sale |
|----------------------------------|-------------|--------------|
| 3/10 McKay Ct RINGWOOD           | \$1,300,000 | 28/02/2026   |
| 6/46-48 Marlborough Rd HEATHMONT | \$1,462,000 | 14/10/2025   |
| 93 Boronia Rd, Vermont Vic       | \$1,335,000 | 12/01/2026   |

This Statement of Information was prepared on:

25/03/2026