

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

34 Monastery Close, Wantirna South Vic 3152

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,295,500

Property Type

House

Suburb

Wantirna South

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 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	1 Gera Ct WANTIRNA SOUTH 3152	\$1,610,000	15/04/2026
2	18 Tinarra Ct WANTIRNA SOUTH 3152	\$1,650,000	09/02/2026
3			

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:

01/06/2026 10:51



Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



1 Gera Ct WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Sold Before Auction

Date: 15/04/2026

Property Type: House (Res)

Land Size: 698 sqm approx



18 Tinnarra Ct WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 09/02/2026

Property Type: House (Res)

Land Size: 733 sqm approx

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.