

## 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

35 FRESHFIELD AVENUE WANTIRNA VIC 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,220,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,138,000

Property type

House

Suburb

Wantirna

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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 6 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 13 WATERMAN DRIVE WANTIRNA VIC 3152   | \$1,285,000 | 05-Jun-26 |
| 5 BROADGREEN AVENUE WANTIRNA VIC 3152 | \$1,360,000 | 28-Feb-26 |
| 8 BLUE HILLS CLOSE WANTIRNA VIC 3152  | \$1,300,000 | 07-Apr-26 |

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 6 months.~~

This Statement of Information was prepared on: 07 August 2026



13 WATERMAN DRIVE WANTIRNA VIC 3152

4

3

10

Sold Price

RS

\$1,285,000

UN

Sold Date

05-Jun-26

Distance

0.26km



5 BROADGREEN AVENUE WANTIRNA VIC 3152

4

2

2

Sold Price

\$1,360,000

Sold Date

28-Feb-26

Distance

0.43km



8 BLUE HILLS CLOSE WANTIRNA VIC 3152

4

2

2

Sold Price

\$1,300,000

Sold Date

07-Apr-26

Distance

0.46km

RS = Recent sale
 UN = Undisclosed Sale

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