

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

4 ROBIN COURT WANTIRNA VIC 3152

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

House

Suburb

Wantirna

Period-from

01 Sep 2025

to

31 Aug 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

8 DEAUVILLE COURT WANTIRNA VIC 3152	\$1,110,000	27-Aug-26
5 BAUDELAIRE AVENUE WANTIRNA VIC 3152	\$1,170,000	08-Jul-26
118 NEW STREET RINGWOOD VIC 3134	\$1,030,000	27-Jun-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 September 2026



8 DEAUVILLE COURT WANTIRNA VIC 3152

Sold Price

^{RS}

\$1,110,000

Sold Date **27-Aug-26**



4



2



2

Distance

2.28km



5 BAUDELAIRE AVENUE WANTIRNA VIC 3152

Sold Price

\$1,170,000

Sold Date **08-Jul-26**



4



2



2

Distance

1.58km



118 NEW STREET RINGWOOD VIC 3134

Sold Price

\$1,030,000

Sold Date **27-Jun-26**



4



2



2

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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