

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 Sartina Place, Wandin North Vic 3139

Indicative selling price

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

Range between \$795,000

&

\$874,500

Median sale price

Median price \$921,250

Property Type House

Suburb Wandin North

Period - From 01/07/2025

to

30/06/2026

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	5 Sartina PI WANDIN NORTH 3139	\$877,500	12/08/2026
2	4 View St WANDIN NORTH 3139	\$810,000	29/05/2026
3	16 George St WANDIN NORTH 3139	\$862,000	28/05/2026

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:

08/09/2026 11:43



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$795,000 - \$874,500

Median House Price

Year ending June 2026: \$921,250

Comparable Properties



5 Sartina PI WANDIN NORTH 3139 (REI)

Agent Comments

4 2 2

Price: \$877,500

Method: Private Sale

Date: 12/08/2026

Property Type: House

Land Size: 535 sqm approx



4 View St WANDIN NORTH 3139 (REI)

Agent Comments

3 1 2

Price: \$810,000

Method: Private Sale

Date: 29/05/2026

Property Type: House

Land Size: 625 sqm approx



16 George St WANDIN NORTH 3139 (REI)

Agent Comments

3 2 2

Price: \$862,000

Method: Private Sale

Date: 28/05/2026

Property Type: House (Res)

Land Size: 656 sqm approx

Account - Jellis Craig | P: 03 9726 8888