

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

45 Toppings Road, Wonga Park Vic 3115

Indicative selling price

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

Range between

\$1,820,000

&

\$2,000,000

Median sale price

Median price

\$1,487,500

Property Type

House

Suburb

Wonga Park

Period - From

01/04/2026

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	8 Arunga Dr WONGA PARK 3115	\$1,832,000	20/08/2026
2	5 Hooper Rd WONGA PARK 3115	\$2,431,000	22/07/2026
3	26 Paynters Rd WONGA PARK 3115	\$1,800,000	01/04/2026

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:

15/09/2026 10:33



 6  3  2

Property Type: House
Land Size: 5763 sqm approx
Agent Comments

Indicative Selling Price
 \$1,820,000 - \$2,000,000
Median House Price
 June quarter 2026: \$1,487,500

Comparable Properties



8 Arunga Dr WONGA PARK 3115 (REI)

Agent Comments

 4  2  2

Price: \$1,832,000
Method: Private Sale
Date: 20/08/2026
Property Type: House (Res)
Land Size: 4052 sqm approx



5 Hooper Rd WONGA PARK 3115 (REI)

Agent Comments

 4  3  3

Price: \$2,431,000
Method: Private Sale
Date: 22/07/2026
Property Type: House
Land Size: 8165 sqm approx



26 Paynters Rd WONGA PARK 3115 (REI)

Agent Comments

 5  3  2

Price: \$1,800,000
Method: Private Sale
Date: 01/04/2026
Property Type: House
Land Size: 3035 sqm approx

Account - Barry Plant | P: 03 9842 8888