

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

5/256 Wantirna Road, Wantirna Vic 3152

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$700,500

Property Type Townhouse

Suburb Wantirna

Period - From 17/08/2025

to 16/08/2026

Source Property Data

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	6/321 Wantirna Rd WANTIRNA 3152	\$590,000	21/06/2026
2	4/554 Boronia Rd WANTIRNA 3152	\$595,000	12/04/2026
3	39/321 Wantirna Rd WANTIRNA 3152	\$640,000	18/01/2026

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:

17/08/2026 14:01



2
 1
 1

Property Type: Townhouse

Agent Comments

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.

Indicative Selling Price

\$620,000 - \$680,000

Median Townhouse Price

17/08/2025 - 16/08/2026: \$700,500

Comparable Properties



6/321 Wantirna Rd WANTIRNA 3152 (REI/VG)

Agent Comments

2
 1
 1

Price: \$590,000

Method: Private Sale

Date: 21/06/2026

Property Type: Unit



4/554 Boronia Rd WANTIRNA 3152 (REI/VG)

Agent Comments

2
 1
 1

Price: \$595,000

Method: Private Sale

Date: 12/04/2026

Property Type: Townhouse (Single)



39/321 Wantirna Rd WANTIRNA 3152 (REI/VG)

Agent Comments

2
 1
 1

Price: \$640,000

Method: Private Sale

Date: 18/01/2026

Property Type: Townhouse (Res)

Land Size: 48 sqm approx

Account - Barry Plant | P: 03 9874 3355