

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

8 Amesbury Avenue, Wantirna Vic 3152

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,162,500

Property Type House

Suburb Wantirna

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	22 Quixley Gr WANTIRNA 3152	\$2,180,000	15/08/2026
2	16 Freshfield Av WANTIRNA 3152	\$2,050,000	23/05/2026
3	160 Harold St WANTIRNA 3152	\$2,150,000	16/05/2026

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:

07/09/2026 15:57

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4 4 2

Property Type: House
Land Size: 579 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2026: \$1,162,500

Comparable Properties



22 Quixley Gr WANTIRNA 3152 (REI)

Agent Comments

5 5 2

Price: \$2,180,000
Method: Auction Sale
Date: 15/08/2026
Property Type: House (Res)



16 Freshfield Av WANTIRNA 3152 (REI)

Agent Comments

4 4 2

Price: \$2,050,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 629 sqm approx



160 Harold St WANTIRNA 3152 (REI)

Agent Comments

5 2 2

Price: \$2,150,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 1672 sqm approx

Account - Jellis Craig | P: 03 88498088