

# 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

80 Mowbray Drive, Wantirna South Vic 3152

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$1,295,500

Property Type House

Suburb Wantirna South

Period - From 01/04/2025

to

31/03/2026

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 | 33 Sylphide Way WANTIRNA SOUTH 3152   | \$2,000,000 | 28/03/2026   |
| 2 | 10 Billabong Ct WANTIRNA SOUTH 3152   | \$1,868,000 | 14/03/2026   |
| 3 | 146 Harcrest Blvd WANTIRNA SOUTH 3152 | \$1,960,000 | 27/01/2026   |

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:

30/06/2026 16:33



 6  3  4

**Property Type:** House  
**Land Size:** 667 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
Year ending March 2026: \$1,295,500

## Comparable Properties



**33 Sylphide Way WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**

 5  3  3

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 762 sqm approx



**10 Billabong Ct WANTIRNA SOUTH 3152 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$1,868,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)  
**Land Size:** 797 sqm approx

**146 Harcrest Blvd WANTIRNA SOUTH 3152 (VG)**

**Agent Comments**

 6  -  -

**Price:** \$1,960,000  
**Method:** Sale  
**Date:** 27/01/2026  
**Property Type:** House (Res)  
**Land Size:** 446 sqm approx

**Account - Jellis Craig** | P: 03 9428 3333