

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

9 Newstead Way, Wantirna South Vic 3152

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Wantirna South

Period - From 01/01/2025 to 31/12/2025 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	29 Aisbett Av WANTIRNA SOUTH 3152	\$940,000	17/02/2026
2	29 Landsdale Cr WANTIRNA SOUTH 3152	\$905,000	14/11/2025
3	13 Produce Rd WANTIRNA SOUTH 3152	\$935,000	18/10/2025

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:

16/03/2026 15:07

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Indicative Selling Price

\$880,000 - \$950,000

Median House Price

Year ending December 2025: \$1,300,000



3 1 2

Property Type: House

Agent Comments

Comparable Properties

29 Aisbett Av WANTIRNA SOUTH 3152 (REI)

Agent Comments

3 2 -

Price: \$940,000

Method: Private Sale

Date: 17/02/2026

Property Type: House (Res)



29 Landsdale Cr WANTIRNA SOUTH 3152 (VG)

Agent Comments

3 - -

Price: \$905,000

Method: Sale

Date: 14/11/2025

Property Type: House (Res)

Land Size: 536 sqm approx

13 Produce Rd WANTIRNA SOUTH 3152 (VG)

Agent Comments

3 - -

Price: \$935,000

Method: Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 252 sqm approx

Account - Jellis Craig | P: 03 88498088