

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 MOWBRAY DRIVE WANTIRNA SOUTH VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,390,000

&

\$1,529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,285,000

Property type

House

Suburb

Wantirna South

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

72 WAKLEY CRESCENT WANTIRNA SOUTH VIC 3152	\$1,350,000	25-Apr-26
4 TRESISE AVENUE WANTIRNA SOUTH VIC 3152	\$1,380,000	05-Apr-26
56 SOMES STREET WANTIRNA SOUTH VIC 3152	\$1,460,000	23-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 21 July 2026



72 WAKLEY CRESCENT WANTIRNA SOUTH VIC 3152

5 3 2

Sold Price **\$1,350,000** Sold Date **25-Apr-26**

Distance **1.1km**



4 TRESISE AVENUE WANTIRNA SOUTH VIC 3152

5 2 2

Sold Price **\$1,380,000** Sold Date **05-Apr-26**

Distance **1.47km**



56 SOMES STREET WANTIRNA SOUTH VIC 3152

4 3 2

Sold Price **\$1,460,000** Sold Date **23-Mar-26**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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