

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

6 Stane Brae Court, Wonga Park Vic 3115

Indicative selling price

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

Range between

\$2,550,000

&

\$2,750,000

Median sale price

Median price

\$1,690,000

Property Type

House

Suburb

Wonga Park

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	36 Brushy Park Rd WONGA PARK 3115	\$2,700,000	22/11/2025
2	33-37 Grandview Rd WARRANDYTE 3113	\$2,615,000	25/09/2025
3			

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:

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Indicative Selling Price

\$2,550,000 - \$2,750,000

Median House Price

Year ending December 2025: \$1,690,000



 5  2  7

Property Type: House (Res)

Land Size: 40000 sqm approx

Agent Comments

Comparable Properties



36 Brushy Park Rd WONGA PARK 3115 (REI)

Agent Comments

 4  3  6

Price: \$2,700,000

Method: Private Sale

Date: 22/11/2025

Property Type: House

Land Size: 46873 sqm approx



33-37 Grandview Rd WARRANDYTE 3113 (REI)

Agent Comments

 5  4  4

Price: \$2,615,000

Method: Private Sale

Date: 25/09/2025

Property Type: House (Res)

Land Size: 26024 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700



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