

# 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

1-11 Walker Road, Wonga Park Vic 3115

### Indicative selling price

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

Range between \$2,200,000

&

\$2,300,000

### Median sale price

Median price \$1,740,000

Property Type House

Suburb Wonga Park

Period - From 01/07/2025

to

30/09/2025

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	1 Sky Vw WONGA PARK 3115	\$2,150,000	14/11/2025
2	188 Brysons Rd WONGA PARK 3115	\$2,437,000	28/10/2025
3	6 Paynters Rd WONGA PARK 3115	\$2,150,000	23/07/2025

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:

06/01/2026 11:41

1-11 Walker Road, Wonga Park Vic 3115



Carl Payne  
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6 3 8

**Property Type:** House  
**Land Size:** 51390 sqm approx

**Agent Comments**

12.7 Acres (approx) AV Jennings home Built Circa 1978

**Indicative Selling Price**

\$2,200,000 - \$2,300,000

**Median House Price**

September quarter 2025: \$1,740,000

## Comparable Properties



**1 Sky Vw WONGA PARK 3115 (REI/VG)**

6 3 4

**Agent Comments**

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 14/11/2025  
**Property Type:** House  
**Land Size:** 4196 sqm approx



**188 Brysons Rd WONGA PARK 3115 (REI)**

5 2 8

**Agent Comments**

New Build, amazing home. under 1/2 Acre

**Price:** \$2,437,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House (Res)  
**Land Size:** 1438 sqm approx



**6 Paynters Rd WONGA PARK 3115 (REI)**

5 4 2

**Agent Comments**

More updated home on 1/2 acre

**Price:** \$2,150,000  
**Method:** Private Sale  
**Date:** 23/07/2025  
**Property Type:** House  
**Land Size:** 2337 sqm approx

**Account - Barry Plant** | P: 03 9735 3300



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