

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 1-11 Walker Road, Wonga Park Vic 3115
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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



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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