

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

Lot 10/4 NIZAM COURT WANTIRNA 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

\$1,330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Wantirna

Period-from

01 Oct 2024

to

30 Sep 2025

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

13B BILLARA CLOSE WANTIRNA SOUTH VIC 3152	\$1,225,000	27-Sep-25
6/46-48 MARLBOROUGH ROAD HEATHMONT VIC 3135	\$1,462,000	14-Oct-25

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: 24 October 2025



**13B BILLARA CLOSE WANTIRNA
SOUTH VIC 3152**

4 3 1

Sold Price ^{RS} **\$1,225,000** ^{UN} Sold Date **27-Sep-25**

Distance **1.37km**



**6/46-48 MARLBOROUGH ROAD
HEATHMONT VIC 3135**

4 2 2

Sold Price ^{RS} **\$1,462,000** Sold Date **14-Oct-25**

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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