

# 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  
153 Stud Road, Wantirna South, Vic 3152

### Indicative selling price

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

Single price \$1,395,000

### Median sale price

Median price \$1,280,000 Property type House Suburb Wantirna South

Period - From 01/02/2025 to 31/01/2026 Source  PropTrack

### 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
5 Ormiston Close, Wantirna, VIC 3152	\$1,340,000	25/10/2025
23 Piccadilly Avenue, Wantirna South, VIC 3152	\$1,400,000	21/11/2025
30 Northam Road, Wantirna, VIC 3152	\$1,406,000	11/10/2025

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: 03/02/2026