

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
19 PICCADILLY AVENUE WANTIRNA SOUTH 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 or range between \$1,300,000 & \$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Wantirna South
Period-from <input type="text"/> 01 Nov 2024	to <input type="text"/> 31 Oct 2025	Source <input type="text"/> 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
3 RUSS COURT WANTIRNA SOUTH VIC 3152	\$1,415,000	22-May-25
70 AMERSHAM DRIVE WANTIRNA VIC 3152	\$1,388,000	14-Jun-25
9 CHAPPELL DRIVE WANTIRNA SOUTH VIC 3152	\$1,340,000	26-Jun-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: 13 November 2025



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3 RUSS COURT WANTIRNA SOUTH Sold Price
VIC 3152

4 3 2

\$1,415,000 Sold Date **22-May-25**

Distance **0.93km**



70 AMERSHAM DRIVE WANTIRNA Sold Price
VIC 3152

4 2 2

\$1,388,000 Sold Date **14-Jun-25**

Distance **1.6km**



9 CHAPPELL DRIVE WANTIRNA Sold Price
SOUTH VIC 3152

4 2 3

\$1,340,000 Sold Date **26-Jun-25**

Distance **2.4km**

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

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