

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

\$1,350,000

&

\$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,256,000

Property type

House

Suburb

Wantirna South

Period-from

01 Feb 2025

to

31 Jan 2026

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

23 PICCADILLY AVENUE WANTIRNA SOUTH VIC 3152	\$1,400,000	21-Nov-25
5 GATESHEAD DRIVE WANTIRNA SOUTH VIC 3152	\$1,200,000	17-Dec-25
22 SUFFOLK STREET WANTIRNA SOUTH VIC 3152	\$1,312,000	13-Sep-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: 05 February 2026


**23 PICCADILLY AVENUE
WANTIRNA SOUTH VIC 3152**
 4  2  2

Sold Price

\$1,400,000

Sold Date

21-Nov-25

Distance

0.08km

**5 GATESHEAD DRIVE WANTIRNA
SOUTH VIC 3152**
 5  3  1

Sold Price

^{RS} **\$1,200,000**

Sold Date

17-Dec-25

Distance

0.21km

**22 SUFFOLK STREET WANTIRNA
SOUTH VIC 3152**
 6  3  6

Sold Price

\$1,312,000

Sold Date

13-Sep-25

Distance

0.3km
RS = Recent sale

UN = Undisclosed Sale

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