

## 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

28 SOMERSET STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Wantirna South

Period-from

01 Mar 2025

to

28 Feb 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

5 CARINA CLOSE WANTIRNA SOUTH VIC 3152	\$1,030,000	14-Mar-26
46 PENTLOWE ROAD WANTIRNA SOUTH VIC 3152	\$1,130,000	31-Jan-26
8 LEICESTER COURT WANTIRNA SOUTH VIC 3152	\$1,150,000	04-Mar-26

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: 23 March 2026


**5 CARINA CLOSE WANTIRNA  
SOUTH VIC 3152**
 3  1  1

 Sold Price <sup>RS</sup> **\$1,030,000** <sup>UN</sup> Sold Date **14-Mar-26**

 Distance **0.17km**

**46 PENTLOWE ROAD WANTIRNA  
SOUTH VIC 3152**
 3  2  1

 Sold Price <sup>RS</sup> **\$1,130,000** Sold Date **31-Jan-26**

 Distance **0.32km**

**8 LEICESTER COURT WANTIRNA  
SOUTH VIC 3152**
 4  2  2

 Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **04-Mar-26**

 Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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