

## 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 CLARENCE ROAD WANTIRNA 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

House

Suburb

Wantirna

Period-from

01 Jun 2025

to

31 May 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

20 KOOMBA ROAD WANTIRNA VIC 3152	\$1,388,000	02-May-26
11 THOMPSON DRIVE WANTIRNA VIC 3152	\$1,450,000	22-May-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: 22 June 2026

**20 KOOMBA ROAD WANTIRNA  
VIC 3152**

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Sold Price <sup>RS</sup> **\$1,388,000** Sold Date **02-May-26**Distance **1.21km****11 THOMPSON DRIVE WANTIRNA  
VIC 3152**

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Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **22-May-26**Distance **1.19km****RS** = Recent sale**UN** = Undisclosed Sale

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