

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 MOCKRIDGE STREET, WANTIRNA SOUTH, VIC 3152

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,435,000

or range between

&

Median sale price

Median price

\$1,253,500

Property Type

House

Suburb

WANTIRNA SOUTH, VIC 3152

Period - From

03/26

to

09/26

Source

Cotality

Comparable property sales

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 VIEWMONT STREET WANTIRNA SOUTH VIC 3152	\$1,650,500	18/03/26
111 FRASER CRESCENT WANTIRNA SOUTH VIC 3152	\$1,276,000	11/07/26
3 FROMELLES COURT WANTIRNA SOUTH VIC 3152	\$1,220,000	10/09/26

This Statement of Information was prepared on:

12/09/2026