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	36 KANGAROO GROUND-WATTLE GLEN ROAD WATTLE GLEN VIC 3096

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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$968,000	Property type	House	Suburb	Wattle Glen
Period-from	01 Oct 2024	to	30 Sep 2025	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
35 SUNNYSIDE CRESCENT WATTLE GLEN VIC 3096	$1,215,000	16-Jul-25
37-39 SUNNYSIDE CRESCENT WATTLE GLEN VIC 3096	$1,125,000	21-May-25
11 NILLUMBIK SQUARE DIAMOND CREEK VIC 3089	$1,135,000	19-Jul-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: 09 October 2025

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35 SUNNYSIDE CRESCENT WATTLE GLEN VIC 3096

4 2 2

Sold Price **$1,215,000** Sold Date **16-Jul-25**

Distance **0.39km**



37-39 SUNNYSIDE CRESCENT WATTLE GLEN VIC 3096

4 2 2

Sold Price **$1,125,000** Sold Date **21-May-25**

Distance **0.42km**



11 NILLUMBIK SQUARE DIAMOND CREEK VIC 3089

4 2 3

Sold Price **$1,135,000** Sold Date **19-Jul-25**

Distance **0.83km**

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

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