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	1 Wattle Grove, Portsea Vic 3944

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $3,775,000 Property Type House Suburb Portsea

Period - From 17/11/2024 to 16/11/2025 Source Property Data

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 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
1	38 Wanda Cl PORTSEA 3944	$2,050,000	18/10/2025
2	14 Royal Av PORTSEA 3944	$2,870,000	25/09/2025
3	12 Relph Av PORTSEA 3944	$2,850,000	27/06/2025

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 six months.~~

This Statement of Information was prepared on: 17/11/2025 14:21

1 Wattle Grove, Portsea Vic 3944



3 2 2

Property Type: House
Land Size: 871 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
17/11/2024 - 16/11/2025: $3,775,000

Comparable Properties



38 Wanda Cl PORTSEA 3944 (REI)

3 2 2

Price: $2,050,000
Method: Private Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 1128 sqm approx

Agent Comments



14 Royal Av PORTSEA 3944 (REI)

4 2 2

Price: $2,870,000
Method: Private Sale
Date: 25/09/2025
Property Type: House (Res)
Land Size: 914 sqm approx

Agent Comments



12 Relph Av PORTSEA 3944 (REI/VG)

4 2 3

Price: $2,850,000
Method: Private Sale
Date: 27/06/2025
Property Type: House
Land Size: 579 sqm approx

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE

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