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	44 Kamarooka Drive, Wattle Glen Vic 3096

Indicative selling price

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

Single price $1,060,000

Median sale price

Median price $1,100,000 Property Type House Suburb Wattle Glen

Period - From 16/06/2025 to 15/06/2026 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	4 Kingsbury Ct DIAMOND CREEK 3089	$1,070,000	30/05/2026
2	30 Penton Ct DIAMOND CREEK 3089	$1,090,000	25/05/2026
3	17 Sunnyside Cr WATTLE GLEN 3096	$1,061,000	30/03/2026

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: 16/06/2026 09:25

44 Kamarooka Drive, Wattle Glen Vic 3096

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 794 sqm approx

Agent Comments

Indicative Selling Price
$1,060,000
Median House Price
16/06/2025 - 15/06/2026: $1,100,000

Comparable Properties



4 Kingsbury Ct DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,070,000
Method: Private Sale
Date: 30/05/2026
Property Type: House
Land Size: 785 sqm approx

Agent Comments



30 Penton Ct DIAMOND CREEK 3089 (REI)

3 2 2

Price: $1,090,000
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 798 sqm approx

Agent Comments



17 Sunnyside Cr WATTLE GLEN 3096 (REI/VG)

5 3 4

Price: $1,061,000
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 998 sqm approx

Agent Comments

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