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	61 Kamarooka Drive, Wattle Glen Vic 3096

Indicative selling price

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

Range between $1,150,000 & $1,190,000

Median sale price

Median price $976,000 Property Type House Suburb Wattle Glen

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	2 Felicia Rise DIAMOND CREEK 3089	$940,000	11/04/2025
2	13 Nillumbik Sq DIAMOND CREEK 3089	$1,220,000	25/01/2025
3	37 Perversi Av DIAMOND CREEK 3089	$1,200,000	10/10/2024

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: 12/05/2025 11:10

61 Kamarooka Drive, Wattle Glen Vic 3096

BARRYPLANT



4 2 2

Property Type: House
Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,190,000
Median House Price
Year ending March 2025: $976,000

Comparable Properties



2 Felicia Rise DIAMOND CREEK 3089 (REI)

4 1 4

Price: $940,000
Method: Private Sale
Date: 11/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 801 sqm approx

Agent Comments



13 Nillumbik Sq DIAMOND CREEK 3089 (REI)

4 2 5

Price: $1,220,000
Method: Private Sale
Date: 25/01/2025
Property Type: House
Land Size: 1467 sqm approx

Agent Comments



37 Perversi Av DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 10/10/2024
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE

propertydata .com.au

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