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	7 Valley Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between $890,000 & $960,000

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	3 Kim St DIAMOND CREEK 3089	$950,000	17/04/2025
2	38 Hillcrest Rd HURSTBRIDGE 3099	$840,000	29/03/2025
3	25 Kamarooka Dr WATTLE GLEN 3096	$976,000	15/03/2025

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: 05/05/2025 11:25

7 Valley Road, Wattle Glen Vic 3096



Property Type: Land
Land Size: 1013 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $960,000
Median House Price
Year ending March 2025: $976,000

Comparable Properties



3 Kim St DIAMOND CREEK 3089 (REI)

4 | 3 | 2

Price: $950,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 1003 sqm approx

Agent Comments



38 Hillcrest Rd HURSTBRIDGE 3099 (REI)

4 | 2 | 3

Price: $840,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 1300 sqm approx

Agent Comments



25 Kamarooka Dr WATTLE GLEN 3096 (REI)

4 | 3 | 2

Price: $976,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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