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	13 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 & $979,000

Median sale price

Median price $978,000 Property Type House Suburb Wattle Glen

Period - From 14/05/2024 to 13/05/2025 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	2 Felicia Rise DIAMOND CREEK 3089	$940,000	11/04/2025
2	25 Kamarooka Dr WATTLE GLEN 3096	$976,000	15/03/2025
3	21 Perversi Av DIAMOND CREEK 3089	$985,000	14/03/2025

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: 14/05/2025 16:05

13 Valley Road, Wattle Glen Vic 3096

Ian Mason
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Indicative Selling Price
$890,000 - $979,000
Median House Price
14/05/2024 - 13/05/2025: $978,000



3

Property Type: House (Res)
Land Size: 1020 sqm approx

Agent Comments

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



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



21 Perversi Av DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $985,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 836 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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