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	6 Wattlebird Walk, South Morang Vic 3752

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $837,000 Property Type House Suburb South Morang

Period - From 01/04/2025 to 30/06/2025 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	31 Australis Dr MILL PARK 3082	$1,315,000	19/07/2025
2	4 Hovea Ct MILL PARK 3082	$1,340,000	25/06/2025
3	7 Parkhill Cr MILL PARK 3082	$1,320,000	14/06/2025

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: 01/10/2025 16:27

6 Wattlebird Walk, South Morang Vic 3752

Ben Flannagan
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Property Type:
Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
June quarter 2025: $837,000

Comparable Properties



31 Australis Dr MILL PARK 3082 (REI)

4 2 2

Price: $1,315,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 633 sqm approx

Agent Comments



4 Hovea Ct MILL PARK 3082 (REI/VG)

4 2 3

Price: $1,340,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 962 sqm approx

Agent Comments



7 Parkhill Cr MILL PARK 3082 (REI/VG)

5 2 6

Price: $1,320,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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