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	9 Pepper Court, Wattle Glen Vic 3096

Indicative selling price

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

Range between $1,155,000 & $1,200,000

Median sale price

Median price $1,070,000 Property Type House Suburb Wattle Glen

Period - From 10/12/2024 to 09/12/2025 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	75 Sunnyside Cr WATTLE GLEN 3096	$1,200,000	14/11/2025
2	36 Kangaroo Ground Wattle Glen Rd WATTLE GLEN 3096	$1,160,000	25/10/2025
3	35 Sunnyside Cr WATTLE GLEN 3096	$1,215,000	16/07/2025

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: 10/12/2025 09:31

9 Pepper Court, Wattle Glen Vic 3096

JellisCraig

Ian Mason
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Property Type:
Agent Comments

Indicative Selling Price
$1,155,000 - $1,200,000
Median House Price
10/12/2024 - 09/12/2025: $1,070,000

Comparable Properties



75 Sunnyside Cr WATTLE GLEN 3096 (REI)

5 2 4

Price: $1,200,000
Method: Private Sale
Date: 14/11/2025
Property Type: House
Land Size: 1014 sqm approx

Agent Comments



36 Kangaroo Ground Wattle Glen Rd WATTLE GLEN 3096 (REI)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 25/10/2025
Property Type: House
Land Size: 1237 sqm approx

Agent Comments



35 Sunnyside Cr WATTLE GLEN 3096 (REI/VG)

4 2 2

Price: $1,215,000
Method: Private Sale
Date: 16/07/2025
Rooms: 7
Property Type: House (Res)
Land Size: 1259 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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