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	16 Warrington Crescent, Wattle Glen Vic 3096

Indicative selling price

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

Range between $1,000,000 & $1,070,000

Median sale price

Median price $1,051,500 Property Type House Suburb Wattle Glen

Period - From 01/10/2025 to 31/12/2025 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	30 Mannish Rd WATTLE GLEN 3096	$1,051,500	03/12/2025
2	202 Main Hurstbridge Rd DIAMOND CREEK 3089	$1,035,000	22/10/2025
3	96 Bellbird Rd DIAMOND CREEK 3089	$1,000,000	09/10/2025

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: 10/01/2026 14:24

16 Warrington Crescent, Wattle Glen Vic 3096

JellisCraig

Justin Booth
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3 2 1

Property Type: House
Land Size: 628 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,070,000
Median House Price
December quarter 2025: $1,051,500

Comparable Properties

30 Mannish Rd WATTLE GLEN 3096 (REI)

3 3 2

Price: $1,051,500
Method: Private Sale
Date: 03/12/2025
Rooms: 4
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



202 Main Hurstbridge Rd DIAMOND CREEK 3089 (REI)

4 2 4

Price: $1,035,000
Method: Private Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 1295 sqm approx

Agent Comments



96 Bellbird Rd DIAMOND CREEK 3089 (REI)

4 2 2

Price: $1,000,000
Method: Private Sale
Date: 09/10/2025
Rooms: 6
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments

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