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	27 Warrington Crescent, Wattle Glen Vic 3096

Indicative selling price

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

Range between $780,000 & $840,000

Median sale price

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

Period - From 13/01/2025 to 12/01/2026 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	25 Mannish Rd WATTLE GLEN 3096	$825,000	12/11/2025
2	1 Kingsbury Ct DIAMOND CREEK 3089	$850,000	03/10/2025
3	16 Kelly St DIAMOND CREEK 3089	$805,000	03/10/2025

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: 13/01/2026 11:17

27 Warrington Crescent, Wattle Glen Vic 3096

JellisCraig

Luke Coventry
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Property Type:
Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median House Price
13/01/2025 - 12/01/2026: $1,051,500

Comparable Properties



25 Mannish Rd WATTLE GLEN 3096 (REI)

3 | 1 | 1

Price: $825,000
Method: Private Sale
Date: 12/11/2025
Property Type: House
Land Size: 1252 sqm approx

Agent Comments



1 Kingsbury Ct DIAMOND CREEK 3089 (VG)

3 | - | -

Price: $850,000
Method: Sale
Date: 03/10/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 655 sqm approx

Agent Comments



16 Kelly St DIAMOND CREEK 3089 (REI/VG)

3 | 1 | 1

Price: $805,000
Method: Private Sale
Date: 03/10/2025
Property Type: House
Land Size: 170 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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