

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

155 KANGAROO GROUND-WATTLE GLEN ROAD WATTLE GLEN VIC 3096

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$976,000

Property type

House

Suburb

Wattle Glen

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

23 NILLUMBIK SQUARE DIAMOND CREEK VIC 3089	\$1,300,000	15-Feb-25
13 NILLUMBIK SQUARE DIAMOND CREEK VIC 3089	\$1,220,000	19-Jan-25
41 LORIMER ROAD WATTLE GLEN VIC 3096	\$1,775,000	10-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 16 July 2025

**23 NILLUMBIK SQUARE DIAMOND CREEK VIC 3089**

Sold Price

\$1,300,000

Sold Date

15-Feb-25

4



2



4

Distance

1.84km**13 NILLUMBIK SQUARE DIAMOND CREEK VIC 3089**

Sold Price

\$1,220,000

Sold Date

19-Jan-25

4



2



5

Distance

1.85km**41 LORIMER ROAD WATTLE GLEN VIC 3096**

Sold Price

\$1,775,000

Sold Date

10-Feb-25

4



2



2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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