

## 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

19 CLARKE AVENUE WATTLE GLEN VIC 3096

### Indicative selling price

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

Single Price

\$920,000

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

4 MANNISH ROAD WATTLE GLEN VIC 3096	\$865,000	13-Feb-25
15 HERBERTS LANE DIAMOND CREEK VIC 3089	\$902,500	30-Jan-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: 02 July 2025



## 4 MANNISH ROAD WATTLE GLEN VIC 3096

 3  2  2

Sold Price

**\$865,000**

Sold Date

**13-Feb-25**

Distance

**0.45km**



## 15 HERBERTS LANE DIAMOND CREEK VIC 3089

 3  2  2

Sold Price

**\$902,500**

Sold Date

**30-Jan-25**

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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