

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

21 Wilson Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$980,000

Property Type House

Suburb Wattle Glen

Period - From 03/10/2024

to

02/10/2025

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	2-18 Astons Rd YARRAMBAT 3091	\$2,340,000	29/07/2025
2			
3			

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:

03/10/2025 14:35



 4  3  8

Property Type: House
Land Size: 59913 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
03/10/2024 - 02/10/2025: \$980,000

Comparable Properties

2-18 Astons Rd YARRAMBAT 3091 (REI)

Agent Comments

 4  2  4

Price: \$2,340,000
Method: Private Sale
Date: 29/07/2025
Rooms: 5
Property Type: House (Res)
Land Size: 37600 sqm approx

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.