

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

7 WATTLETREE DRIVE TAYLORS HILL VIC 3037

Indicative selling price

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

Single Price

or range
between

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

1 WATTLETREE DRIVE TAYLORS HILL VIC 3037	\$700,000	02-Jul-25
12 ANAKIE WALK DELAHEY VIC 3037	\$700,000	28-Jan-25
86 JAMIESON TERRACE TAYLORS HILL VIC 3037	\$691,500	14-Aug-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: 01 December 2025

**1 WATTLETREE DRIVE TAYLORS HILL VIC 3037**

3 2 2

Sold Price

\$700,000

Sold Date

02-Jul-25

Distance

0km**12 ANAKIE WALK DELAHEY VIC 3037**

3 2 2

Sold Price

Sold Date

28-Jan-25

Distance

0.66km**86 JAMIESON TERRACE TAYLORS HILL VIC 3037**

3 2 1

Sold Price

\$691,500

Sold Date

14-Aug-25

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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