

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode
9 Wattle Grove, Riddells Creek, Vic 3431

Indicative selling price

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

Single price \$1,230,000

Median sale price

Median price \$960,000 Property type House Suburb Riddells Creek

Period - From 01/12/2024 to 30/11/2025 Source  PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
32 Cheriton Drive, Riddells Creek, VIC 3431	\$1,250,000	27/10/2025
9 Bluegum Circuit, Riddells Creek, VIC 3431	\$1,258,000	18/11/2024
124 Main Road, Riddells Creek, VIC 3431	\$1,100,000	25/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 16/12/2025