

# 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 36 Kamarooka Drive, Wattle Glen Vic 3096

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,061,000 Property Type House Suburb Wattle Glen

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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	59 Kamarooka Dr WATTLE GLEN 3096	\$1,250,000	22/04/2026
2	16 Warrington Cr WATTLE GLEN 3096	\$1,100,000	05/02/2026
3	8 Perversi Av DIAMOND CREEK 3089	\$950,000	04/02/2026

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: 25/06/2026 10:00



3   2   3

**Property Type:** House  
**Land Size:** 826 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 March quarter 2026: \$1,061,000

## Comparable Properties

59 Kamarooka Dr WATTLE GLEN 3096 (VG)

Agent Comments

3   -   -

**Price:** \$1,250,000  
**Method:** Sale  
**Date:** 22/04/2026  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 785 sqm approx



16 Warrington Cr WATTLE GLEN 3096 (REI/VG)

Agent Comments

3   2   1

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 05/02/2026  
**Property Type:** House (Res)  
**Land Size:** 628 sqm approx



8 Perversi Av DIAMOND CREEK 3089 (REI/VG)

Agent Comments

3   2   2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 04/02/2026  
**Property Type:** House  
**Land Size:** 1004 sqm approx

Account - Barry Plant | P: (03) 9431 1243