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	38 Kamarooka Drive, Wattle Glen Vic 3096

Indicative selling price

For the meaning of this price see 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: 30/06/2026 10:57

38 Kamarooka Drive, Wattle Glen Vic 3096

BARRYPLANT



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)

3 - -

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

Agent Comments



16 Warrington Cr WATTLE GLEN 3096 (REI/VG)

3 2 1

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

Agent Comments



8 Perversi Av DIAMOND CREEK 3089 (REI/VG)

3 2 2

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

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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