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	3 Kamarooka Drive, Wattle Glen Vic 3096

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,051,500 Property Type House Suburb Wattle Glen

Period - From 01/10/2025 to 31/12/2025 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	14 Glen View Cl DIAMOND CREEK 3089	$1,210,000	08/10/2025
2	70 Kamarooka Dr WATTLE GLEN 3096	$1,200,000	17/09/2025
3	12 Lotus Ct DIAMOND CREEK 3089	$1,091,000	08/08/2025

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: 05/02/2026 12:49

3 Kamarooka Drive, Wattle Glen Vic 3096



3 2 2

Property Type: House
Land Size: 703 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2025: $1,051,500

Comparable Properties

14 Glen View Cl DIAMOND CREEK 3089 (REI/VG)

3 2 2

Price: $1,210,000
Method: Private Sale
Date: 08/10/2025
Rooms: 7
Property Type: House (Res)
Land Size: 850 sqm approx

Agent Comments



70 Kamarooka Dr WATTLE GLEN 3096 (VG)

4 - -

Price: $1,200,000
Method: Sale
Date: 17/09/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 787 sqm approx

Agent Comments



12 Lotus Ct DIAMOND CREEK 3089 (REI/VG)

4 2 2

Price: $1,091,000
Method: Private Sale
Date: 08/08/2025
Property Type: House
Land Size: 785 sqm approx

Agent Comments

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

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