

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

42 Park Avenue, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$950,000 & \$1,045,000

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 | 8 Perversi Av DIAMOND CREEK 3089 | \$950,000 | 04/02/2026 |
| 2 | 30 Park Av WATTLE GLEN 3096 | \$1,030,000 | 30/01/2026 |
| 3 | 155 Kangaroo Ground Wattle Glen Rd WATTLE GLEN 3096 | \$1,000,000 | 30/12/2025 |

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:

17/06/2026 11:19



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Property Type: House
Land Size: 1066 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 March quarter 2026: \$1,061,000

Comparable Properties



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

30 Park Av WATTLE GLEN 3096 (VG)

Agent Comments

 2  -  -

Price: \$1,030,000
Method: Sale
Date: 30/01/2026
Property Type: House (Previously Occupied - Detached)
Land Size: 1061 sqm approx



155 Kangaroo Ground Wattle Glen Rd WATTLE GLEN 3096 (VG)

Agent Comments

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Price: \$1,000,000
Method: Sale
Date: 30/12/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 1983 sqm approx

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