

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

12 Rojim Court, 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 \$1,080,500

Property Type House

Suburb Wattle Glen

Period - From 01/04/2025

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	3 Kamarooka Dr WATTLE GLEN 3096	\$1,170,000	03/03/2026
2	26 Penton Ct DIAMOND CREEK 3089	\$1,170,000	27/02/2026
3	19 Wentworth Cl DIAMOND CREEK 3089	\$1,200,000	25/12/2025

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:

20/04/2026 12:04



3-4 2 2

Property Type: House

Land Size: 910 m2 sqm approx

Agent Comments

This very well presented home is neat as a pin, located in a quiet court, walking distance to Wattle Glen Train Station, Diamond Valley secondary School, DCE Primary school. Great family home with two living areas and alfresco for entertaining.

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2026: \$1,080,500

Comparable Properties



3 Kamarooka Dr WATTLE GLEN 3096 (REI)

Agent Comments

4 2 2

Price: \$1,170,000

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 703 sqm approx



26 Penton Ct DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 2

Price: \$1,170,000

Method: Private Sale

Date: 27/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 1226 sqm approx



19 Wentworth Ct DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 25/12/2025

Property Type: House

Land Size: 804 sqm approx