

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

18 Lower Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$890,000 & \$940,000

Median sale price

Median price \$1,080,500 Property Type House Suburb Wattle Glen

Period - From 01/07/2025 to 30/06/2026 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	18 Scotts Angle Rd WATTLE GLEN 3096	\$860,000	23/06/2026
2	16 Lynnbrae Av HURSTBRIDGE 3099	\$950,000	06/06/2026
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:

13/07/2026 10:29

18 Lower Road, Wattle Glen Vic 3096

Kylie McGrath

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Indicative Selling Price

\$890,000 - \$940,000

Median House Price

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



3 2 2

Rooms: 9

Property Type: House (Res)

Land Size: 1319 sqm approx

Agent Comments

Comparable Properties



18 Scotts Angle Rd WATTLE GLEN 3096 (REI)

Agent Comments

4 1 2

Price: \$860,000

Method: Private Sale

Date: 23/06/2026

Property Type: House

Land Size: 2678 sqm approx



16 Lynnbrae Av HURSTBRIDGE 3099 (REI)

Agent Comments

3 2 3

Price: \$950,000

Method: Private Sale

Date: 06/06/2026

Property Type: House

Land Size: 1054 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 - Ray White Eltham | P: 03 9431 3425



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