

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

44 Kamarooka Drive, Wattle Glen Vic 3096

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

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.

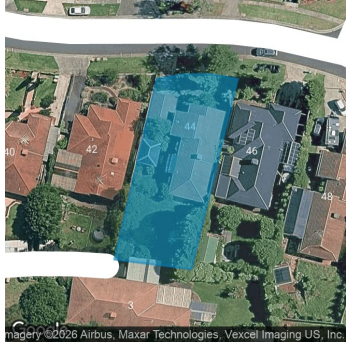
	Address of comparable property	Price	Date of sale
1	17 Sunnyside Cr WATTLE GLEN 3096	\$1,061,000	30/03/2026
2	10 Sturt PI DIAMOND CREEK 3089	\$1,100,000	19/03/2026
3	16 Warrington Cr WATTLE GLEN 3096	\$1,100,000	05/02/2026

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:

30/04/2026 16:30



Rooms: 6

Property Type: House

Land Size: 794 sqm approx

Agent Comments

Comparable Properties



17 Sunnyside Cr WATTLE GLEN 3096 (REI)

Agent Comments



Price: \$1,061,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 998 sqm approx



10 Sturt Pl DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 19/03/2026

Rooms: 10

Property Type: House (Res)

Land Size: 784 sqm approx



16 Warrington Cr WATTLE GLEN 3096 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 05/02/2026

Property Type: House (Res)

Land Size: 628 sqm approx