

# 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

17 Sunnyside Crescent, Wattle Glen Vic 3096
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$900,000
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 & 

\$950,000
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### Median sale price

Median price 

\$1,075,750
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 Property Type 

House
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 Suburb 

Wattle Glen
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Period - From 

03/03/2025
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 to 

02/03/2026
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 Source 

Property Data
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### 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	22 Warrington Cr WATTLE GLEN 3096	\$920,000	15/12/2025
2	55 James Cook Dr DIAMOND CREEK 3089	\$939,000	28/10/2025
3	5 Bishop Av DIAMOND CREEK 3089	\$900,000	20/10/2025

**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: 

03/03/2026 15:24
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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 999 sqm approx  
Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

03/03/2025 - 02/03/2026: \$1,075,750

## Comparable Properties

22 Warrington Cr WATTLE GLEN 3096 (REI/VG)

Agent Comments



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** House (Res)  
**Land Size:** 668 sqm approx



55 James Cook Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



**Price:** \$939,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House (Res)  
**Land Size:** 806 sqm approx



5 Bishop Av DIAMOND CREEK 3089 (REI/VG)

Agent Comments



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 20/10/2025  
**Property Type:** House  
**Land Size:** 572 sqm approx