

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 Scotts Angle Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,051,500 Property Type House Suburb Wattle Glen

Period - From 01/10/2025 to 31/12/2025 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	155 Kangaroo Ground Wattle Glen Rd WATTLE GLEN 3096	\$1,000,000	30/12/2025
2			
3			

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: 05/03/2026 15:37

18 Scotts Angle Road, Wattle Glen Vic 3096



Property Type:
Divorce/Estate/Family Transfers
Land Size: 2679 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,020,000
Median House Price
December quarter 2025: \$1,051,500

Comparable Properties



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

Agent Comments



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

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.

Account - Ray White Eltham | P: 03 9431 3425



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