

## 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

25 WATTLE PLACE MCCRAE VIC 3938

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$775,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Mccrae

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

2 LONSDALE STREET MCCRAE VIC 3938	\$690,000	08-Mar-24
2 ELWERS ROAD ROSEBUD VIC 3939	\$815,000	04-Sep-24

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 6 months.

This Statement of Information was prepared on: 03 July 2025

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**2 LONSDALE STREET MCCRAE VIC  
3938**

Sold Price

**\$690,000**

Sold Date

**08-Mar-24**

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Distance

**0.61km****2 ELWERS ROAD ROSEBUD VIC  
3939**

Sold Price

**\$815,000**

Sold Date

**04-Sep-24**

3



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Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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