

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

72 Kenmare Street, Watsonia Vic 3087

Indicative selling price

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

Single price

\$1,125,000

Median sale price

Median price

\$1,022,500

Property Type

House

Suburb

Watsonia

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	8 Springwood Vw BUNDOORA 3083	\$1,108,000	18/04/2026
2	2/76 Somers Av MACLEOD 3085	\$1,233,000	11/04/2026
3	19 Elder St WATSONIA 3087	\$1,095,000	29/03/2026

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:

25/09/2026 13:32

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Indicative Selling Price

\$1,125,000

Median House Price

Year ending June 2026: \$1,022,500

**Property Type:**

Agent Comments

Comparable Properties

**8 Springwood Vw BUNDOORA 3083 (REI)**

Agent Comments

**Price:** \$1,108,000**Method:** Auction Sale**Date:** 18/04/2026**Property Type:** House (Res)**2/76 Somers Av MACLEOD 3085 (REI)**

Agent Comments

**Price:** \$1,233,000**Method:** Auction Sale**Date:** 11/04/2026**Property Type:** Townhouse (Res)**Land Size:** 308 sqm approx**19 Elder St WATSONIA 3087 (REI)**

Agent Comments

**Price:** \$1,095,000**Method:** Sold After Auction**Date:** 29/03/2026**Property Type:** House (Res)**Land Size:** 580 sqm approx

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