

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

1 Byrne Crescent, Watsonia North Vic 3087

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$873,111 Property Type House Suburb Watsonia North

Period - From 15/07/2024 to 14/07/2025 Source Property Data

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	6 Dallas Cr WATSONIA NORTH 3087	\$862,000	17/05/2025
2	2 Trist St WATSONIA NORTH 3087	\$863,500	06/05/2025
3	140 Macorna St WATSONIA NORTH 3087	\$870,000	22/02/2025

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:

15/07/2025 15:21



 3  1  2

Property Type: House
Land Size: 579 sqm approx
Agent Comments

Indicative Selling Price
 \$890,000 - \$960,000
Median House Price
 15/07/2024 - 14/07/2025: \$873,111

Comparable Properties



6 Dallas Cr WATSONIA NORTH 3087 (REI)

Agent Comments

 3  1  2

Price: \$862,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 535 sqm approx



2 Trist St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  1  1

Price: \$863,500
Method: Private Sale
Date: 06/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 547 sqm approx



140 Macorna St WATSONIA NORTH 3087 (REI/VG)

Agent Comments

 3  2  2

Price: \$870,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 540 sqm approx

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