

# 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

35 Yerrawa Drive, Watsonia Vic 3087

### Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$955,000

Property Type House

Suburb Watsonia

Period - From 24/07/2024

to

23/07/2025

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	8 Koora Ct YALLAMBIE 3085	\$1,181,357	29/05/2025
2	3 Musgrave Wlk YALLAMBIE 3085	\$1,155,000	12/04/2025
3	151 Elder St GREENSBOROUGH 3088	\$1,091,000	26/03/2025

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:

24/07/2025 12:46

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4 2 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 561 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
24/07/2024 - 23/07/2025: \$955,000

## Comparable Properties



8 Koora Ct YALLAMBIE 3085 (REI)

[Agent Comments](#)

4 2 2

**Price:** \$1,181,357  
**Method:** Private Sale  
**Date:** 29/05/2025  
**Property Type:** House  
**Land Size:** 636 sqm approx



3 Musgrave Wik YALLAMBIE 3085 (REI)

[Agent Comments](#)

4 2 4

**Price:** \$1,155,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx

151 Elder St GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)

4 2 1

**Price:** \$1,091,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx