

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

1/31 Cooinda Crescent, Watsonia VIC 3087

Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

Median sale price

Median price

\$740,000

Property Type

Other

Suburb

Watsonia

Period - From

25/01/2025

to

24/07/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/11 Lyell Parade Greensborough VIC	\$1,150,000	24/06/2025
1/4 Edward Street Macleod VIC		17/06/2025
1/90 Plenty Lane Greensborough	\$1,160,000	17/06/2025

This Statement of Information was prepared on:

25/07/2025