

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

4 Kalista Crescent, Watsonia North Vic 3087

Indicative selling price

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

Range between \$760,000

&

\$820,000

Median sale price

Median price \$870,000

Property Type House

Suburb Watsonia North

Period - From 05/06/2024

to

04/06/2025

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	67 Hailes St GREENSBOROUGH 3088	\$780,000	16/12/2024
2	23 Judith St BUNDOORA 3083	\$799,000	21/12/2024
3	159 Watsonia Rd WATSONIA 3087	\$820,000	14/05/2025

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:

05/06/2025 17:27

4 Kalista Crescent, Watsonia North Vic 3087

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jellisrcraig.com.au



 3  1  2

Property Type: House
Land Size: 567 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$820,000
Median House Price
05/06/2024 - 04/06/2025: \$870,000

Comparable Properties



67 Hailes St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  1

Price: \$780,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 383 sqm approx



23 Judith St BUNDOORA 3083 (REI)

Agent Comments

 3  1  1

Price: \$799,000
Method: Auction Sale
Date: 21/12/2024
Property Type: House (Res)
Land Size: 535 sqm approx



159 Watsonia Rd WATSONIA 3087 (REI)

Agent Comments

 3  1  2

Price: \$820,000
Method: Private Sale
Date: 14/05/2025
Rooms: 6
Property Type: House (Res)
Land Size: 543 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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