

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

20 Eclipse Crescent, Watsonia Vic 3087

Indicative selling price

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

Range between

\$700,000

&

\$760,000

Median sale price

Median price

\$960,500

Property Type

House

Suburb

Watsonia

Period - From

01/04/2024

to

31/03/2025

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.

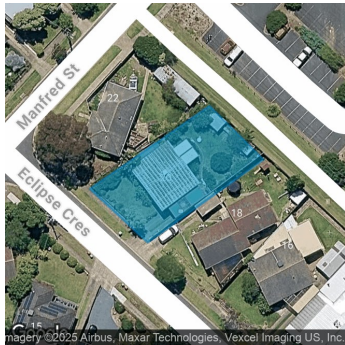
	Address of comparable property	Price	Date of sale
1	19 Wungan St MACLEOD 3085	\$750,000	15/05/2025
2	80 Frensham Rd WATSONIA 3087	\$740,000	04/03/2025
3	22 Bungay St WATSONIA 3087	\$752,500	05/02/2025

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:

31/05/2025 10:15



Property Type:

Divorce/Estate/Family Transfers

Land Size: 559 sqm approx

Agent Comments

Comparable Properties



19 Wungan St MACLEOD 3085 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 15/05/2025

Property Type: House (Res)

Land Size: 701 sqm approx



80 Frensham Rd WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 04/03/2025

Property Type: House

Land Size: 665 sqm approx



22 Bungay St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$752,500

Method: Private Sale

Date: 05/02/2025

Rooms: 4

Property Type: House (Res)

Land Size: 539 sqm approx