

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

53 Wattle Drive, Watsonia Vic 3087

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$722,500

Property Type Unit

Suburb Watsonia

Period - From 01/07/2024

to

30/06/2025

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	6/9 Watson St MACLEOD 3085	\$730,000	04/06/2025
2	3/41 Edward St MACLEOD 3085	\$765,000	01/05/2025
3	3/6 Adeline St GREENSBOROUGH 3088	\$771,500	02/04/2025

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:

29/07/2025 18:52

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending June 2025: \$722,500



Property Type:
Agent Comments

Comparable Properties



6/9 Watson St MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 04/06/2025
Property Type: Townhouse (Single)



3/41 Edward St MACLEOD 3085 (VG)

Agent Comments



Price: \$765,000
Method: Sale
Date: 01/05/2025
Property Type: Flat/Unit/Apartment (Res)



3/6 Adeline St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$771,500
Method: Private Sale
Date: 02/04/2025
Rooms: 3
Property Type: Unit
Land Size: 247 sqm approx

Account - Jellis Craig | P: 03 94321444