Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	53 Wattle Drive, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

narige between \$090,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$722,500	Pro	perty Type U	nit		Suburb	Watsonia
Period - From	01/07/2024	to	30/06/2025	So	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale

JellisCraig

Karen Carlson 03 9432 1444 0417 414 490 karencarlson@jelliscraig.com.au

Indicative Selling Price \$690,000 - \$750,000 Median Unit Price Year ending June 2025: \$722,500





Comparable Properties



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

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Price: \$730,000 Method: Private Sale Date: 04/06/2025

Property Type: Townhouse (Single)

Agent Comments



3/41 Edward St MACLEOD 3085 (VG)

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Agent Comments

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)

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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





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