

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

5 Illoura Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$890,000

&

\$970,000

Median sale price

Median price \$955,000

Property Type House

Suburb Watsonia

Period - From 23/07/2024

to

22/07/2025

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	15 Curtis Av WATSONIA 3087	\$895,000	31/05/2025
2	8 Regis Ct WATSONIA 3087	\$941,000	15/03/2025
3	17 Crellin Cr WATSONIA 3087	\$986,200	14/02/2025

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:

23/07/2025 13:39

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Indicative Selling Price

\$890,000 - \$970,000

Median House Price

23/07/2024 - 22/07/2025: \$955,000



3 2 0

Rooms: 5

Property Type: House

Land Size: 449 sqm approx

Agent Comments

Comparable Properties



15 Curtis Av WATSONIA 3087 (REI)

3 1 2

Price: \$895,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 403 sqm approx

Agent Comments

Similar land - 1 less bathroom



8 Regis Ct WATSONIA 3087 (REI/VG)

3 1 1

Price: \$941,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 544 sqm approx

Agent Comments

17 Crellin Cr WATSONIA 3087 (REI/VG)

3 1 1

Price: \$986,200

Method: Private Sale

Date: 14/02/2025

Property Type: House (Res)

Land Size: 577 sqm approx

Agent Comments

Larger backyard

Account - Jellis Craig | P: 03 94321444