

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

44 Yerrawa Drive, Watsonia Vic 3087

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,055,000 Property Type House Suburb Watsonia

Period - From 01/10/2024 to 31/12/2024 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	11 Stewart Tce MACLEOD 3085	\$1,315,000	01/03/2025
2	14 Thompson St WATSONIA 3087	\$1,300,000	16/11/2024
3	2 Hinkler Av MACLEOD 3085	\$1,300,000	26/10/2024

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:

06/03/2025 14:30



 4  2  2

Property Type: House
Land Size: 549 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2024: \$1,055,000

Comparable Properties



11 Stewart Tce MACLEOD 3085 (REI)

Agent Comments

 4  2  2

Price: \$1,315,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)



14 Thompson St WATSONIA 3087 (REI/VG)

Agent Comments

 4  2  5

Price: \$1,300,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 635 sqm approx



2 Hinkler Av MACLEOD 3085 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192