

# 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

27 Nepean Street, Watsonia VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$895,000

### Median sale price

Median price

\$1,000,500

Property Type

House

Suburb

Watsonia

Period - From

06/09/2024

to

05/03/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
22 Yerrawa Drive Watsonia VIC	\$875,000	07/12/2024
14 Peters Street Watsonia VIC	\$900,000	10/12/2024
122 Cameron Parade Bundoora VIC	\$860,000	23/10/2024

This Statement of Information was prepared on:

06/03/2025