

## 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

1 WALPOLE COURT WATSONIA VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,500

Property type

House

Suburb

Watsonia

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

291 GREENWOOD DRIVE WATSONIA VIC 3087	\$920,000	05-Nov-24
14 REGIS COURT WATSONIA VIC 3087	\$882,000	23-Nov-24
22 YERRAWA DRIVE WATSONIA VIC 3087	\$875,000	07-Dec-24

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 6 months.~~

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**291 GREENWOOD DRIVE  
WATSONIA VIC 3087**

 3  1  2

Sold Price **\$920,000** Sold Date **05-Nov-24**

Distance **0.71km**



**14 REGIS COURT WATSONIA VIC  
3087**

 3  1  2

Sold Price **\$882,000** Sold Date **23-Nov-24**

Distance **1.23km**



**22 YERRAWA DRIVE WATSONIA  
VIC 3087**

 3  1  1

Sold Price **\$875,000** Sold Date **07-Dec-24**

Distance **1.24km**

RS = Recent sale      UN = Undisclosed Sale

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