

## 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

8 REGIS 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

\$750,000

&

\$800,000

### 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

23 JUDITH STREET BUNDOORA VIC 3083	\$799,000	21-Dec-24
22 BUNGAY STREET WATSONIA VIC 3087	\$752,500	05-Feb-25

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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**23 JUDITH STREET BUNDOORA  
VIC 3083**

 3  1  1

Sold Price **\$799,000** Sold Date **21-Dec-24**

Distance **1.11km**



**22 BUNGAY STREET WATSONIA  
VIC 3087**

 3  1  1

Sold Price <sup>RS</sup> **\$752,500** Sold Date **05-Feb-25**

Distance **0.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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