

# 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

2 Watt Street, Spotswood Vic 3015

### Indicative selling price

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

Range between \$1,390,000

&

\$1,500,000

### Median sale price

Median price \$749,000

Property Type Unit

Suburb Spotswood

Period - From 01/01/2024

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	7a Delphin Av ALTONA NORTH 3025	\$1,500,000	06/02/2025
2	70 Johnston St NEWPORT 3015	\$1,500,000	24/01/2025
3	19a Sutton Av ALTONA NORTH 3025	\$1,510,000	27/12/2024

**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:

14/02/2025 10:28



4 3 2

**Property Type:** Townhouse  
**Land Size:** 374 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,390,000 - \$1,500,000  
**Median Unit Price**  
Year ending December 2024: \$749,000

## Comparable Properties



**7a Delphin Av ALTONA NORTH 3025 (REI)**

**Agent Comments**

4 3 1

**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 06/02/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 335 sqm approx



**70 Johnston St NEWPORT 3015 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 24/01/2025  
**Property Type:** Townhouse (Single)



**19a Sutton Av ALTONA NORTH 3025 (REI)**

**Agent Comments**

4 3 1

**Price:** \$1,510,000  
**Method:** Private Sale  
**Date:** 27/12/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 291 sqm approx