#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	1/40 Wattle Drive, Watsonia Vic 3087
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,150,000

#### Median sale price

Median price \$1,111,0	00 Pr	operty Type	louse	Su	ıburb	Watsonia
Period - From 01/07/20	25 to	30/09/2025	So	urceRE	ΞΙV	

### 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

Address of comparable property		1 1100	Date of Sale
1	14 Cooley Av MACLEOD 3085	\$950,000	05/11/2025
2	4 Gresswell Park Dr WATSONIA 3087	\$953,000	04/10/2025
3	41 Stewart Tce MACLEOD 3085	\$990,000	18/09/2025

#### 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:	25/11/2025 13:47



Date of sale







**Property Type:** House **Land Size:** 318 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 Median House Price September quarter 2025: \$1,111,000

## Comparable Properties



14 Cooley Av MACLEOD 3085 (REI)

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**Agent Comments** 

Price: \$950,000 Method: Private Sale Date: 05/11/2025

**Property Type:** Townhouse (Single) **Land Size:** 263 sqm approx



4 Gresswell Park Dr WATSONIA 3087 (REI)

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Agent Comments

Price: \$953,000 Method: Auction Sale Date: 04/10/2025

Property Type: House (Res)



41 Stewart Tce MACLEOD 3085 (REI/VG)

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1

Agent Comments

Price: \$990,000 Method: Private Sale Date: 18/09/2025

Rooms: 7

Property Type: House (Res) Land Size: 200 sqm approx

Account - VICPROP | P: 03 8888 1011





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