

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

1/40 Wattle Drive, Watsonia Vic 3087

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,111,000

Property Type

House

Suburb

Watsonia

Period - From

01/07/2025

to

30/09/2025

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	14 Cooley Av MACLEOD 3085	\$950,000	29/10/2025
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:

15/12/2025 20:59



 4
  2
  2

Property Type: House
Land Size: 318 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,000,000
Median House Price
 September quarter 2025: \$1,111,000

Comparable Properties



14 Cooley Av MACLEOD 3085 (REI)

Agent Comments

 4
  2
  2

Price: \$950,000
Method: Private Sale
Date: 29/10/2025
Property Type: Townhouse (Res)
Land Size: 263 sqm approx



4 Gresswell Park Dr WATSONIA 3087 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$953,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 292 sqm approx



41 Stewart Tce MACLEOD 3085 (REI/VG)

Agent Comments

 3
  2
  1

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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