### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

170 Cameron Parade, Watsonia North Vic 3087

#### Indicative selling price

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

Trange between \\ \psi 0.000 \\   \qquad  \qquad  \qquad   \qquad	Range between	\$675,000	&	\$725,000
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#### Median sale price

Median price	\$895,000	Pro	perty Type	House		Suburb	Watsonia North
Period - From	01/04/2025	to	30/06/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	48 Meakin St WATSONIA NORTH 3087	\$870,000	23/08/2025
2	3 Dundee St WATSONIA NORTH 3087	\$730,000	19/07/2025
3	6 Steven Ct BUNDOORA 3083	\$750,000	19/05/2025

#### 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:	22/09/2025 12:01



Date of sale







Property Type: House Land Size: 655 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$675,000 - \$725,000 **Median House Price** June quarter 2025: \$895,000

## Comparable Properties

48 Meakin St WATSONIA NORTH 3087 (REI)

**Agent Comments** 

Price: \$870,000 Method: Auction Sale Date: 23/08/2025

Property Type: House (Res)

3 Dundee St WATSONIA NORTH 3087 (REI)

3

Price: \$730,000 Method: Auction Sale Date: 19/07/2025

Property Type: House (Res) Land Size: 543 sqm approx

Agent Comments

6 Steven Ct BUNDOORA 3083 (VG)

Price: \$750,000 Method: Sale

Date: 19/05/2025 Property Type: House (Res) Land Size: 563 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243





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