

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

2/258 NELL STREET WEST WATSONIA VIC 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,500

Property type

Other

Suburb

Watsonia

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

2/5 GRACE STREET WATSONIA VIC 3087	\$695,000	27-Aug-25
6/9 WATSON STREET MACLEOD VIC 3085	\$730,000	04-Jun-25
56 HENRY STREET GREENSBOROUGH VIC 3088	\$700,000	16-Apr-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.~~

This Statement of Information was prepared on: 23 September 2025

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**2/5 GRACE STREET WATSONIA
VIC 3087**

 2  1  1

Sold Price

^{RS} **\$695,000** Sold Date **27-Aug-25**

Distance **0.4km**



**6/9 WATSON STREET MACLEOD
VIC 3085**

 2  1  1

Sold Price

\$730,000 Sold Date **04-Jun-25**

Distance **1.24km**



**56 HENRY STREET
GREENSBOROUGH VIC 3088**

 2  2  1

Sold Price

\$700,000 Sold Date **16-Apr-25**

Distance **1.82km**

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

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