

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

23 Meakin Street, Watsonia North VIC 3087

Indicative selling price

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

Range between

\$770,000

&

\$840,000

Median sale price

Median price

\$920,750

Property Type

House

Suburb

Watsonia North

Period - From

14/10/2024

to

13/04/2025

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
96 Delta Road Greensborough VIC	\$775,000	02/12/2024
11 Harborne Street Macleod VIC	\$810,000	30/11/2024
2 Nepean Street Watsonia VIC	\$820,000	15/01/2025

This Statement of Information was prepared on:

14/04/2025