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	273 Nell Street, Watsonia VIC 3087
postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$974,500	Pro	operty Type Ho	use		Suburb	Watsonia
Period - From	09/04/2025	to	08/10/2025	So	urce	price_fir	nder

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
44 Yerrawa Drive Watsonia VIC	\$1,250,000	16/04/2025
63 Dunvegan Crescent Macleod VIC	\$1,330,000	13/09/2025
35 Yerrawa Drive Watsonia VIC	\$1,326,000	16/08/2025

This Statement of Information was prepared on:	09/10/2025

