

# 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

3 Hakea Street, Watsonia North VIC 3087

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$915,250

Property Type

House

Suburb

Watsonia North

Period - From

21/11/2024

to

20/05/2025

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property              | Price     | Date of sale |
|---|-----------|--------------|
| 19 Lincoln Street, Watsonia North, Vic 3087 | \$855,000 | 11/04/2025   |
| 176 Cameron Parade, Watsonia North          | \$837,000 | 13/02/2025   |
|   |           |              |

This Statement of Information was prepared on:

21/05/2025