

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

30 Grant Street, Watsonia North Vic 3087

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$950,000 Property Type House Suburb Watsonia North

Period - From 01/07/2025 to 30/09/2025 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	Price	Date of sale
1	18 Elder St WATSONIA 3087	\$855,000	15/09/2025
2	4 Kalista Cr WATSONIA NORTH 3087	\$825,000	21/07/2025
3	6 Dallas Cr WATSONIA NORTH 3087	\$862,000	17/05/2025

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:

05/10/2025 16:10



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
September quarter 2025: \$950,000

Comparable Properties



18 Elder St WATSONIA 3087 (REI)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 15/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 700 sqm approx



4 Kalista Cr WATSONIA NORTH 3087 (REI/VG)

Agent Comments



Price: \$825,000
Method: Sold Before Auction
Date: 21/07/2025
Property Type: House (Res)
Land Size: 565 sqm approx



6 Dallas Cr WATSONIA NORTH 3087 (REI/VG)

Agent Comments



Price: \$862,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 535 sqm approx

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