

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

48 Sharpes Road, Watsonia North Vic 3087

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$884,056

Property Type

House

Suburb

Watsonia North

Period - From

01/07/2024

to

30/06/2025

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	484 Grimshaw St BUNDOORA 3083	\$800,000	08/03/2025
2	1386 Plenty Rd BUNDOORA 3083	\$800,000	23/06/2025
3	159 Watsonia Rd WATSONIA 3087	\$820,000	14/05/2025

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:

04/08/2025 15:39

48 Sharpes Road, Watsonia North Vic 3087

Brett Greig
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3 1

Property Type: House

Agent Comments

Indicative Selling Price

\$760,000 - \$820,000

Median House Price

Year ending June 2025: \$884,056

Comparable Properties



484 Grimshaw St BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$800,000

Method: Auction Sale

Date: 08/03/2025

Property Type: House (Res)

Land Size: 539 sqm approx



1386 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

3 1 1

Price: \$800,000

Method: Sold Before Auction

Date: 23/06/2025

Property Type: House (Res)

Land Size: 609 sqm approx



159 Watsonia Rd WATSONIA 3087 (REI)

Agent Comments

3 1 2

Price: \$820,000

Method: Private Sale

Date: 14/05/2025

Rooms: 6

Property Type: House (Res)

Land Size: 543 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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