

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

51 EDMUND RICE PARADE WATSONIA NORTH VIC 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,285,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,555

Property type

House

Suburb

Watsonia North

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

4 MONAGLE AVENUE BUNDOORA VIC 3083	\$1,370,000	28-May-25
11 DORRINGTON COURT BUNDOORA VIC 3083	\$1,385,000	18-Oct-25

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 6 months.

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4 MONAGLE AVENUE BUNDOORA VIC 3083

 4  2  2

Sold Price

\$1,370,000

Sold Date

28-May-25

Distance

0.4km



11 DORRINGTON COURT BUNDOORA VIC 3083

 4  2  2

Sold Price

^{RS} **\$1,385,000**

Sold Date

18-Oct-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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