

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 ORANA DRIVE WATSONIA 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,500

Property type

House

Suburb

Watsonia

Period-from

01 Sep 2024

to

31 Aug 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

20 ECLIPSE CRESCENT WATSONIA VIC 3087	\$805,000	28-Jun-25
26 GABONIA AVENUE WATSONIA VIC 3087	\$800,000	12-Apr-25
159 WATSONIA ROAD WATSONIA VIC 3087	\$820,000	11-May-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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20 ECLIPSE CRESCENT WATSONIA Sold Price **\$805,000** Sold Date **28-Jun-25**
VIC 3087

 1  1  2

Distance **0.24km**



26 GABONIA AVENUE WATSONIA Sold Price **\$800,000** Sold Date **12-Apr-25**
VIC 3087

 3  1  3

Distance **0.35km**



159 WATSONIA ROAD WATSONIA Sold Price **\$820,000** Sold Date **11-May-25**
VIC 3087

 3  1  2

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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