

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

1/22 Boger Road, Watsonia Vic 3087

Indicative selling price

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

Range between

\$775,000

&

\$850,000

Median sale price

Median price

\$951,500

Property Type

House

Suburb

Watsonia

Period - From

01/01/2026

to

31/03/2026

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	2/148 Nell St GREENSBOROUGH 3088	\$845,000	19/05/2026
2	167 Henry St GREENSBOROUGH 3088	\$855,000	15/05/2026
3			

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:

09/06/2026 10:26



Property Type: House

Agent Comments

Comparable Properties



2/148 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 19/05/2026

Property Type: House

Land Size: 479 sqm approx



167 Henry St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 15/05/2026

Property Type: House

Land Size: 448 sqm approx

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.