

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

1/27 BOGER ROAD 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,037,500

Property type

Other

Suburb

Watsonia

Period-from

01 Sep 2025

to

31 Aug 2026

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

2/8 LAMBOURN ROAD WATSONIA VIC 3087	\$775,000	06-Jun-26
272 GREENWOOD DRIVE WATSONIA VIC 3087	\$768,000	18-Apr-26

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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2/8 LAMBOURN ROAD WATSONIA VIC 3087 Sold Price **\$775,000** Sold Date **06-Jun-26**

 3  1  1

Distance **0.19km**



272 GREENWOOD DRIVE WATSONIA VIC 3087 Sold Price **\$768,000** Sold Date **18-Apr-26**

 2  1  2

Distance **0.58km**

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

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