

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

1/40 Wattle Drive, Watsonia Vic 3087

Indicative selling price

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

Range between \$960,000 & \$1,020,000

Median sale price

Median price \$1,010,000 Property Type House Suburb Watsonia

Period - From 23/06/2025 to 22/06/2026 Source Property Data

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	10 Oban Way MACLEOD 3085	\$1,065,000	02/05/2026
2	143 Ernest Jones Dr MACLEOD 3085	\$1,015,000	16/04/2026
3	2/125 Torbay St MACLEOD 3085	\$960,000	31/03/2026

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:

23/06/2026 13:02

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Indicative Selling Price

\$960,000 - \$1,020,000

Median House Price

23/06/2025 - 22/06/2026: \$1,010,000



4 2 2

Property Type: House (Res)

Land Size: 318 sqm approx

Agent Comments

Comparable Properties



10 Oban Way MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$1,065,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House

Land Size: 442 sqm approx



143 Ernest Jones Dr MACLEOD 3085 (REI/VG)

Agent Comments

3 2 2

Price: \$1,015,000

Method: Sold Before Auction

Date: 16/04/2026

Property Type: House (Res)

Land Size: 447 sqm approx



2/125 Torbay St MACLEOD 3085 (VG)

Agent Comments

3 - -

Price: \$960,000

Method: Sale

Date: 31/03/2026

Property Type: Flat/Unit/Apartment (Res)