

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

15 Eclipse Crescent, Watsonia Vic 3087

Indicative selling price

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

Range between \$935,000 & \$1,025,000

Median sale price

Median price \$972,500 Property Type House Suburb Watsonia

Period - From 01/04/2025 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	178 Henry St GREENSBOROUGH 3088	\$995,000	02/05/2026
2	27 Meakin St WATSONIA NORTH 3087	\$1,041,000	28/04/2026
3	84 Sainsbury Av GREENSBOROUGH 3088	\$940,000	24/04/2026

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.~~

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 4  1  2

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
\$935,000 - \$1,025,000
Median House Price
Year ending March 2026: \$972,500

Comparable Properties



178 Henry St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  1

Price: \$995,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 571 sqm approx



27 Meakin St WATSONIA NORTH 3087 (REI)

Agent Comments

 4  2  1

Price: \$1,041,000
Method: Private Sale
Date: 28/04/2026
Rooms: 9
Property Type: House (Res)
Land Size: 515 sqm approx



84 Sainsbury Av GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$940,000
Method: Auction Sale
Date: 24/04/2026
Rooms: 4
Property Type: House (Res)
Land Size: 556 sqm approx

Account - Jellis Craig | P: 03 94321444