

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 Princes Street, Watsonia Vic 3087

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,022,500

Property Type House

Suburb Watsonia

Period - From 01/07/2025

to

30/06/2026

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	36 Princes St WATSONIA 3087	\$1,060,000	01/08/2026
2	6 Gleeson Dr BUNDOORA 3083	\$1,050,000	15/06/2026
3	15 Eclipse Cr WATSONIA 3087	\$1,050,000	22/05/2026

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:

26/08/2026 15:10

Elliott Taylor

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Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

Year ending June 2026: \$1,022,500

**Property Type:**

Agent Comments

Comparable Properties

**36 Princes St WATSONIA 3087 (REI)**

Agent Comments

**Price:** \$1,060,000**Method:** Auction Sale**Date:** 01/08/2026**Property Type:** House (Res)**Land Size:** 696 sqm approx**6 Gleeson Dr BUNDOORA 3083 (REI/VG)**

Agent Comments

**Price:** \$1,050,000**Method:** Private Sale**Date:** 15/06/2026**Property Type:** House**Land Size:** 543 sqm approx**15 Eclipse Cr WATSONIA 3087 (REI/VG)**

Agent Comments

**Price:** \$1,050,000**Method:** Private Sale**Date:** 22/05/2026**Property Type:** House (Res)**Land Size:** 647 sqm approx

Account - Jellis Craig | P: 03 94321444