

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

2/8 Lambourn Road, Watsonia Vic 3087

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$724,500

Property Type

Unit

Suburb

Watsonia

Period - From

30/04/2025

to

29/04/2026

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	2/11 Richards Av WATSONIA 3087	\$755,000	17/03/2026
2	1/4 Mayling Ct WATSONIA 3087	\$780,000	28/02/2026
3	1/102 Harborne St MACLEOD 3085	\$815,000	17/12/2025

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:

30/04/2026 16:29

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

30/04/2025 - 29/04/2026: \$724,500

**Property Type:**

Agent Comments

Comparable Properties

**2/11 Richards Av WATSONIA 3087 (REI)**

Agent Comments

**Price:** \$755,000**Method:** Private Sale**Date:** 17/03/2026**Rooms:** 4**Property Type:** Unit**1/4 Mayling Ct WATSONIA 3087 (REI/VG)**

Agent Comments

**Price:** \$780,000**Method:** Auction Sale**Date:** 28/02/2026**Property Type:** House (Res)**Land Size:** 333 sqm approx**1/102 Harborne St MACLEOD 3085 (REI/VG)**

Agent Comments

**Price:** \$815,000**Method:** Auction Sale**Date:** 17/12/2025**Property Type:** House (Res)**Land Size:** 324 sqm approx

Account - Jellis Craig | P: 03 94321444