Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$752,500

Property offered for sale

Address	20 Eclipse Crescent, Watsonia Vic 3087
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$960,500	Pro	perty Type	House		Suburb	Watsonia
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

22 Bungay St WATSONIA 3087

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.

Add	dress of comparable property	Price	Date of sale
1	19 Wungan St MACLEOD 3085	\$750,000	15/05/2025
2	80 Frensham Rd WATSONIA 3087	\$740,000	04/03/2025

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:	31/05/2025 10:15



05/02/2025



Brett Sparks 94321444 0411131938 brettsparks@jelliscraig.com.au

Indicative Selling Price \$700,000 - \$760,000 **Median House Price** Year ending March 2025: \$960,500



Property Type:

Divorce/Estate/Family Transfers Land Size: 559 sqm approx

Agent Comments

Comparable Properties



19 Wungan St MACLEOD 3085 (REI)

Price: \$750,000 Method: Private Sale Date: 15/05/2025

Property Type: House (Res) Land Size: 701 sqm approx

Agent Comments



80 Frensham Rd WATSONIA 3087 (REI/VG)



Agent Comments

Price: \$740,000 Method: Private Sale Date: 04/03/2025 Property Type: House Land Size: 665 sqm approx



22 Bungay St WATSONIA 3087 (REI/VG)



Agent Comments

Price: \$752,500 Method: Private Sale Date: 05/02/2025

Rooms: 4 Property Type: House (Res) Land Size: 539 sqm approx

Account - Jellis Craig | P: 03 94321444





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