

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

32 Binnak Drive, Watsonia North Vic 3087

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,105,500

Property Type House

Suburb Watsonia North

Period - From 01/04/2026

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	29 Hakea St WATSONIA NORTH 3087	\$1,195,000	04/07/2026
2	18 Goonyah Ct GREENSBOROUGH 3088	\$1,135,000	04/05/2026
3			

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:

14/09/2026 14:04

Alison Champion

9432 1444

0450 467 677

alisonchampion@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2026: \$1,105,500



4 3 5

Rooms: 6

Property Type: House

Land Size: 692 sqm approx

Agent Comments

Comparable Properties



29 Hakea St WATSONIA NORTH 3087 (REI)

Agent Comments

4 2 2

Price: \$1,195,000

Method: Private Sale

Date: 04/07/2026

Property Type: House (Res)

Land Size: 592 sqm approx



18 Goonyah Ct GREENSBOROUGH 3088 (REI)

Agent Comments

4 3 2

Price: \$1,135,000

Method: Private Sale

Date: 04/05/2026

Property Type: House

Land Size: 637 sqm approx

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. Of the 6 comparable sales, 4 are single level and in varying condition of modernising. The 2 selected are the only 2 double-story homes also in varying stages of modernising.